



RANDY SANT

INTERIM COMMUNITY
DEVELOPMENT
DIRECTOR

CHERIE WOOD
MAYOR

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
O 801.483.6000
F 801.483.6001
SSLC.GOV
MAYOR@SSLC.GOV

August 5, 2022

Granite School District
2500 South State Street
South Salt Lake City, Utah 84115

RE: Notice of Variance Approval

Address: 2736 South Susan Grove Lane & 2740 South Susan Grove Lane
Tax ID: 15-24-483-044-0000 & 15-24-483-045-0000
File No: VA-22-001 & VA-22-002

Property Description:

LOT 7, SOUTH GATE PUD. 9505-6829 9777-9322 9944-620

LOT 8, SOUTH GATE PUD. 9505-6829 9777-9322 9944-620

To whom it may concern:

On April 21, 2022, the City received an application for a variance requesting an exception to the front yard and rear yard setback standards in the R1 land use district for a proposed development of a single family dwelling at 2736 South Susan Grove Lane and at 2740 South Susan Grove Lane. These properties are located in the R1 Residential land use district.

The South Salt Lake City Community Development Director ("Director") has reviewed the Variance application and has determined that the above properties do qualify for a variance.

In order to grant a variance, the Director must find in favor of five criteria, under South Salt Lake City Municipal Code ("Code") Section 17.12.010(B):

1. Literal enforcement of the Land Use Regulations would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Use Regulations;
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;
4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
5. The spirit of the land use ordinance is observed, and substantial justice done.

As found in Section 17.12.010(D), the applicant bears the burden of proving that all of the conditions justifying a variance have been met. The City received a letter, dated May 12, 2022 Re: Application for Variance and another letter dated July 15, 2022, providing the City justification for granting the variance.

The determination in this letter is based on the following findings of fact and conclusions of law.

Findings of Fact

1. The applicant intends to build a single family home, located at 2736 South Susan Grove Lane and at 2740 South Susan Grove Lane.

2. The proposed lots are located in the R1 land use district.
3. The single family dwelling use is permitted in the R1 land use district.
4. The proposed lots are located in the South Gate PUD ("Planned Unit Development") Subdivision.
5. The South Gate PUD plat was recorded with the Salt Lake County Records Office on June 8, 2007.
6. There are three out of the 18 lots in the South Gate PUD that have not been developed.
7. The proposed lots have the dimensions of 51-feet by 42-feet.
8. Out of the 18 lots in the South Gate PUD there are 9 lots that have similar dimensions to the proposed lot.
9. The proposed lots are both 0.05 acres.
10. Other lots in the South Gate PUD range from 0.05 acres to 0.08 acres.
11. The proposed single family dwelling on both lots is 35-feet by 29-feet.
12. Other single family dwellings in the South Gate PUD are around 42-feet by 25-feet or 29-feet by 32-feet.
13. The applicant is petitioning for a variance seeking an exception to meeting the Code's front yard and rear yard setbacks standards in Section 17.07.030.
14. The Code requires a 20-foot front yard setback; the applicant is proposing a 7-foot front yard setback on both lots.
15. Other single family dwellings in the South Gate PUD have front yard setbacks ranging from 6-feet to 20-feet.
16. The Code requires a 20-foot rear yard setback; the applicant is proposing a 6-foot rear yard setback on both lots.
17. Other single family dwellings in the South Gate PUD have rear yard setbacks ranging from 4-feet to 13-feet.
18. The Code requires a side yard minimum setback of 5-feet with the combined side yard setback of 12-feet.
19. The applicant is proposing a 6.5-foot and a 9-foot side on both lots.
20. Other single family dwellings in the South Gate PUD have side yard setbacks ranging from 1-foot to 17-feet.
21. The applicant's letter, dated May 12, 2022, indicates the properties are undevelopable if the variance is not granted, and thus the applicant believes this to be an undue hardship because all of the other lots in the South Gate PUD have roughly the same dimensions. The applicant's letter, dated July 15, 2022, indicates if the larger setbacks were required, the literal enforcement of the regulation would not allow a home to be built on the properties. The proposed lots are both 42-feet deep, if the 20-foot front yard and rear yard setbacks were enforced, the houses would only be 2 feet deep.

22. The applicant's letter dated July 15, 2022, indicates the special circumstances for the particular lots exist due to their location in the PUD, which do not apply to the already existing homes that have already been developed under the PUD.
23. The applicant's letter dated July 15, 2022 indicates other properties are able to enjoy the same rights, however without a variance the applicant would not. The applicant's letter dated, July 15, 2022, indicates that the single-family home is a permitted use within the zone and no other dwelling unit could be built on either lot and so granting a variance is essential to the enjoyment of the property right.
24. The applicant's letter dated July 15, 2022, indicates the variance will not substantially affect the general plan because the single family dwellings will be built in a style that is conducive to other homes in the PUD.
25. The applicant's letter dated July 15, 2022, indicates the use of the space will not negatively affect the neighboring properties and that it will not negatively impact the general plan or be contrary to the public interest.
26. The applicant's letter dated July 15, 2022, indicates the spirit of the land use ordinance will be observed and substantial justice done because the Granite Technical Institute will build a two similar homes to the others in the area and use the properties as it was initially planned for.

Conclusions of Law:

1. Without a variance, the applicant's use as proposed, does not meet the required front yard and rear yard setback standards in the R1 land use district.
2. The applicant has provided sufficient evidence to show there is an unreasonable hardship associated with these properties. An unreasonable hardship refers to difficulty in complying with a zoning ordinance because of circumstances unique to your property and not to conditions general to the area. A hardship may not be self-imposed or solely economic. The surrounding lots in the South Gate PUD Subdivision were all developed between 2011 and 2013. These lots were sold to GSD for the purpose of students building a house as part of a class at the Granite Technical Institute. All the lots in the subdivision roughly have the same dimensions and acreage as the properties located at 2736 South Susan Grove Lane and 2740 South Susan Grove Lane. The general purpose of the front and rear yard setback standards is to provide the tenant usable open space.
3. The applicant has provided sufficient evidence to show that there are special circumstances attached to the properties. Special circumstances refer to physical conditions unique to the property which relates to the hardship, and make compliance difficult or impossible. The adjacent lots are similar in size and use. These properties were purchased by GSD in 2012. They were purchased with the intent to let students build a single family home as part of one of the classes offered at the Granite Technical Institute. Out of the 18 lots in the South Gate PUD subdivision three lots have not been developed.
4. The applicant has shown that a single family dwelling unit is a substantial property right possessed by other properties in the same zone. A single family home is a permitted use within the R1 land use district. Additionally, there are no existing uses at these properties that could be continued for the applicant's enjoyment of a substantial property right.
5. The applicant has shown that the variance does not violate the goals of the General Plan. Additionally, it would not be contrary to the public interest, seeing that these lots are part of a PUD. The intent behind a PUD is to add infill housing to an area.

6. The applicant has provided sufficient evidence to the spirit of the land use ordinance has been met and substantial justice done. The applicant has shown how they can meet all the design and development standards, with the exception of the setbacks.

For the above stated reasons, the South Salt Lake City Community Development Director has determined that the above described properties does qualify for a variance. **Therefore the applicant's request for an exception to the front yard and rear yard setbacks is hereby approved for a seven (7) foot front yard setback and a six (6) foot rear yard setback.**

Any party adversely affected by this decision has the right to appeal this decision approving the variance application to the Planning Commission. The appeal must be in writing, filed within 10 days of the Community Development Director's written Land Use Decision, stating each fact and every theory for relief on appeal. The Planning Commisison will conduct an appeal de novo. The Planning Commission will act as a qusai-judicail body and shall afford due process to the parties on appeal, including allowing parties to call witnesses and present evidence as each party deems apporprate. See South Salt Lake City Municipal Code Section 17.12.020 for more informaiton regarding a party's rights to appeal.

Please contact the Community Development Department with any questions or concerns.

Sincerely,

Randy Sant

Randy Sant
Interim Community Development Director

2736 S Susan Grove Lane Documentation



COMMUNITY DEVELOPMENT DEPARTMENT
220 East Morris Avenue, Suite 200
South Salt Lake City, Utah 84115
www.sslc.com

VARIANCE APPLICATION

Zone: <u>R-1 Residential Single Family</u>	Name of Project: <u>New Residence Located at 2736 South Susan Grove Lane</u>
Location: <u>2736 S Susan Grove Lane</u>	Project Description: <u>A new single family, two-story residence in the South Gate Subdivision, at 2736 South Susan Grove Lane. Three bedroom, two bath, kitchen, dining room, and family room over crawl space.</u>
Property ID#(s): <u>15244830440000</u>	
Total Acres: <u>0.05 acres (2,121 square feet)</u>	
Applicant(s): _____	Fee Title Owner: <u>Granite School District</u>
Mail Address: _____	Mail Address: <u>2500 S State Street, South Salt Lake, UT 84115</u>
Email Address: _____	Email: _____
Telephone: _____	Telephone: _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name, and I am the party with whom the City should communicate regarding any matter pertaining to this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until all application requirements have been met, including the payment of any applicable fees, deposits, and/or bonds.

I further understand that additional fees may be charged for the City's review of the proposal if the City requires the services of outside consultants in its review. A deposit into an out-of-pocket with the City may be required to cover such costs, depending on the scope of the application. An accounting of costs will be made available to the applicant upon request if the City draws upon the out-of-pocket account to reimburse its outside consultant expenses associated with a particular application. The applicant may also be required to refresh its out-of-pocket account if initial deposits are insufficient to facilitate the full extent of required review. Any unused portion of the applicant's out-of-pocket deposits will be refunded to the applicant upon final disposition of the application.

SIGNATURE OF APPLICANT: David F. Garrett

NAME OF APPLICANT (PRINTED): David F. Garrett

MAILING ADDRESS: 2500 South State Street, Salt Lake City, UT 84115

PHONE #: 385-646-4594 EMAIL: dfgarrett@graniteschools.org

-----FOR CITY USE ONLY-----

Fee Amount: \$300.00 Receipt #: 59.001923 Date: 4-21-22

PROPERTY OWNER'S AFFIDAVIT

I/we David F. Garrett, Business Administrator, Granite School District, being duly sworn, depose and say that I/we am/are the current owner of the property involved in this application: that I/we have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

David F. Garrett
Owner's Signature

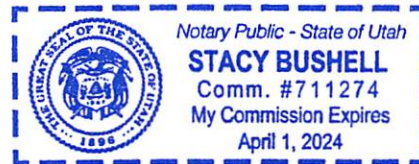
Owner's Signature (co-owner if applicable)

On the 6th day of May, 20 22, personally appeared before me David F. Garrett the signers(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.

Stacy Bushell
Notary Public

Residing in Salt Lake County, Utah

My Commission expires: 4/1/2024



AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property located at _____, South Salt Lake City, Utah, do hereby appoint _____ as my/our agent to represent me/us with regard to this application affecting the above described real property located in the City of South Salt Lake, and authorize _____ to appear on my/our behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the ____ day of _____, 20 ____, personally appeared before me _____ the signers(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.

Notary Public
Residing in Salt Lake County, Utah
My Commission expires: _____

Granite Technical Institute

2500 South State Street
Salt Lake City, Utah 84115-3110

Office Phone: 385-646-4350
Office Fax: 385-646-4347



Ben Anderson, Principal

July 15, 2022

To whom it may concern,

The Granite Technical Institute is seeking 2 variances for properties located at 2736 south and 2740 south on Susan Grove Lane. This letter is to answer 5 questions put to us for the South Salt Lake Legal Department.

1. The literal enforcement of the Land Use Regulations would cause an unreasonable hardship for the Granite Technical Institute because of the size of the lots. The land is zoned in a PUD as a residential property. Larger required setbacks were made an ordinance after the small PUD was initially planned. The literal enforcement of the Land Use Regulations would not allow a home to be built on the properties. All the other houses in the PUD were developed between 2011-2013 at the time the PUD was approved.
2. There are special circumstances attached to the property that do not apply to other properties because of the size of the lot and the lots location in a Planned Urban Development. Properties surrounding Lots 7 and 8 all share the same special circumstances. There are 18 lots in the PUD and all but three have been developed.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by every other home in the South Gate PUD. A single family home is permitted in this zone and no other prior use existed on these lots that could remain in place.
4. The variance will not substantially affect the general plan and will not be contrary to public interest. The homes will be built in a style that is conducive to other homes in the PUD.
5. The spirit of the land use ordinance will be observed and substantial justice will be done if the variance is granted. This will allow the Granite Technical Institute to build a similar home to others in the area and use the property as it was initially planned for.

Please allow me to provide any more information that you stand in need of.

Thank you.

Ben Anderson

Ben Anderson
Principal

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2. PLANT COMMON NAMES ARE FOR REFERENCE ONLY. ORDER ALL PLANT MATERIAL BY BOTANICAL NAME WHEN PURCHASING.

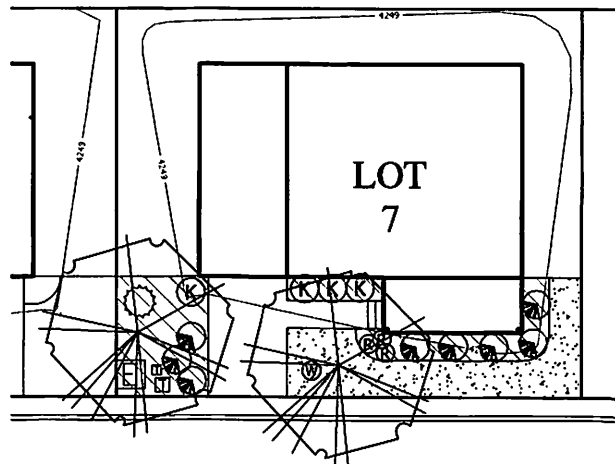
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES PIPES, AND OR STRUCTURES.

4. ALL SHRUB BEDS REQUIRE 3" MIN DEPTH BROWN MULCH.

5. ALL PLANT MATERIAL TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUB BEDS AND SOD TO BE WATERED SEPARATELY.

6. ALL LANDSCAPING SHALL MAINTAIN THE GRADING AND DRAINAGE ON THE LOT AS APPROVED BY ENGINEERING, THE RECORDED SUBDIVISION PLAT AND BUILDING CODE.

LOT
8



LOT
7

EX HOUSE

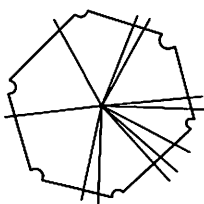
SUSAN GROVE LANE



Scale 1" = 20'

PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
--------	----------	-------------	----------------	------	-------



2	AMUR MAPLE	<i>Acer ginnala</i> 'Flame'	2" Caliper	
---	------------	--------------------------------	------------	--



8	LITTLE PRINCESS SPIREA	<i>Spiraea japonica</i> 'Little Princess'	5 Gallon	
---	------------------------	--	----------	--



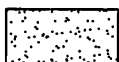
1	GROW LOW SUMAC	<i>Rhus aromatica</i> 'Grow-Low'	5 Gallon	
---	----------------	-------------------------------------	----------	--



4	KARL FOERSTER FEATHER GRASS	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 Gallon	
---	-----------------------------	--	----------	--



3	BLACK EYED SUSAN	<i>Rudbeckia fulgida</i> 'Little Goldstar' PP22397	1 Gallon	
---	------------------	--	----------	--



189 SF SOD



235 SF SHRUB BED

BUILDER:

Granite
SCHOOL DISTRICT

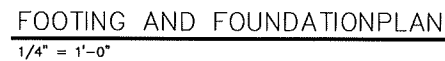
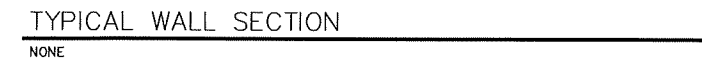
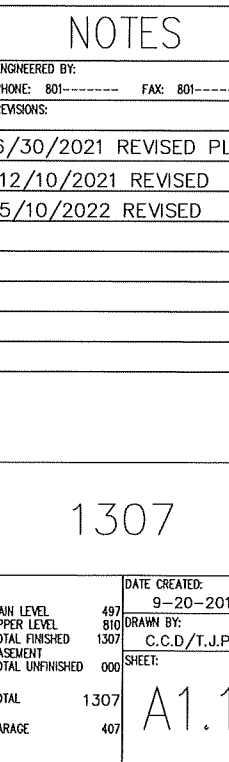
Phone: 385.646.5000
2500 S State Street
South Salt Lake, UT 84115

Prepared By:

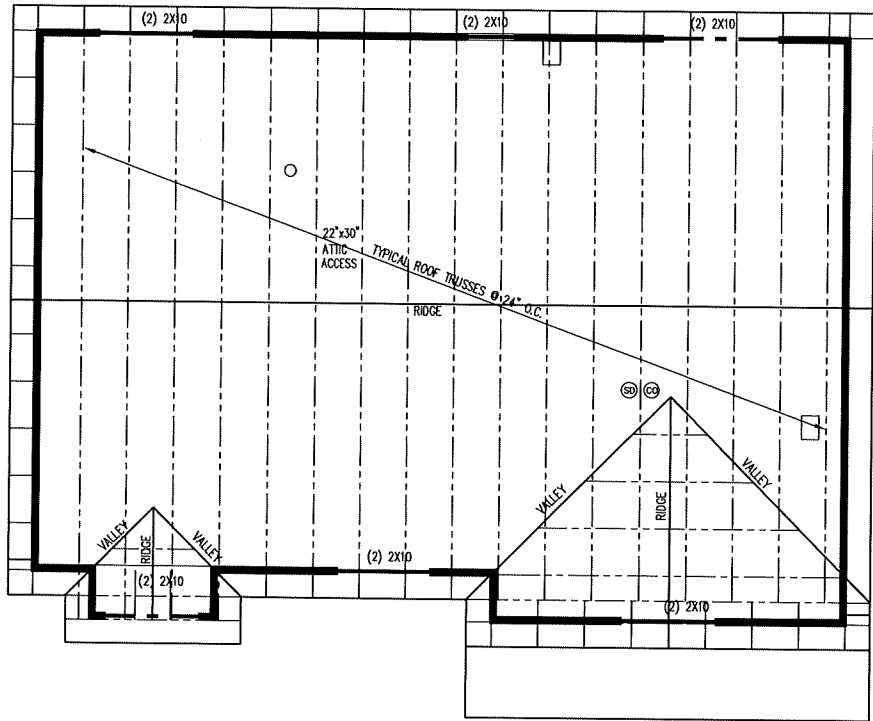
PROTERRA
GROUP

LANDSCAPE PLAN
LOT 7
South Gate Subdivision
2736 South Susan Grove Lane
South Salt Lake City, Utah
2,121 SF or 0.05 Acres

DATE PRINTED: 05-13-22

[illegible]

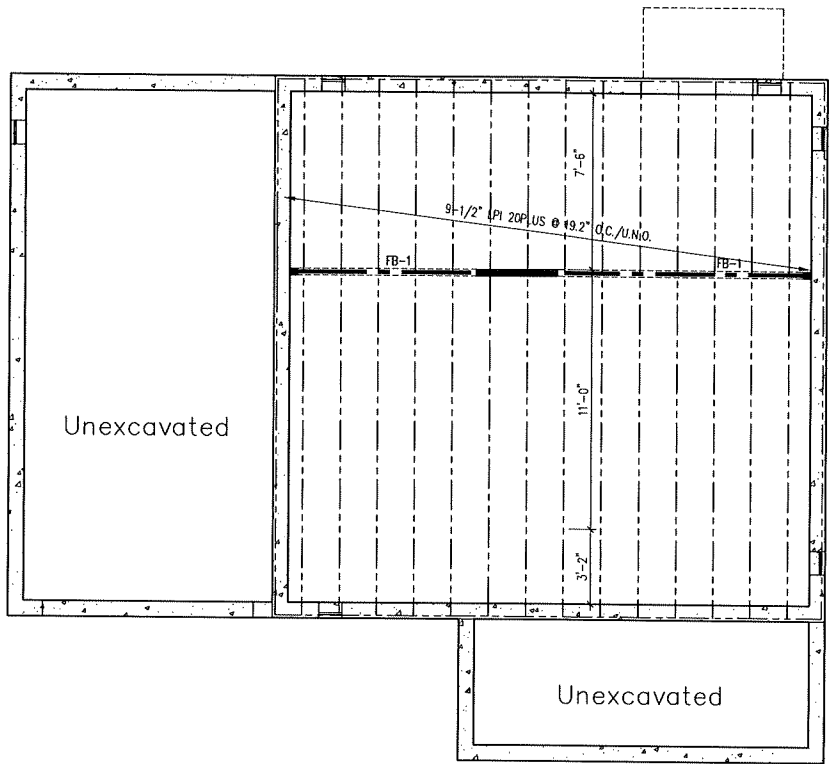
		DATE CREATED: 9-20-2011	
MAIN LEVEL	497	DRAWN BY: C.C.D./TJP SHEET: A2.1	
UPPER LEVEL	810		
TOTAL FINISHED	1307		
BASEMENT			
TOTAL UNFINISHED	000		
TOTAL	1307		
GARAGE	407		



ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING NOTE

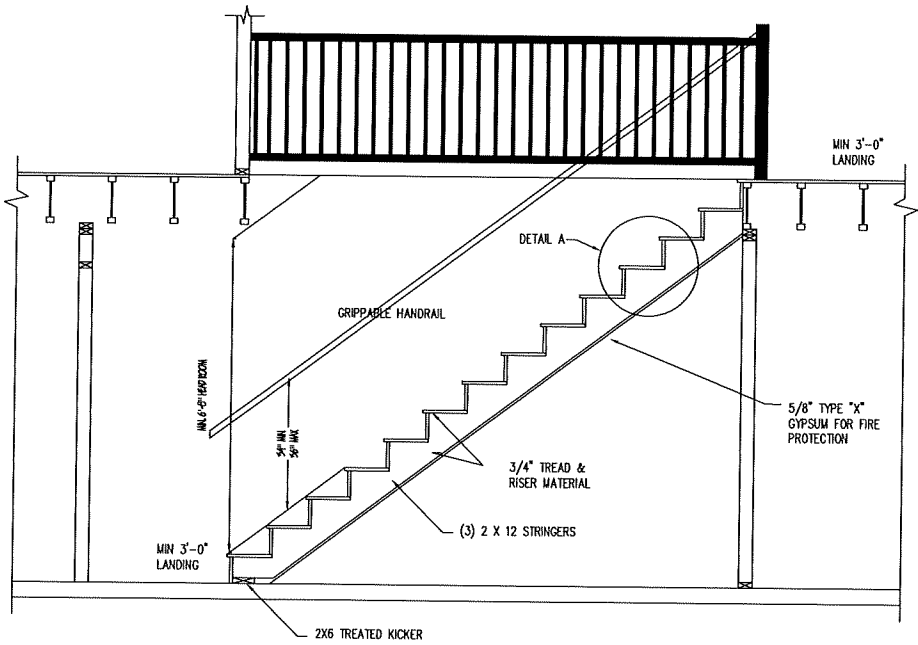
- TRUSSES SHALL BE SPACED 24" O.C. (UNLESS NOTED OTHERWISE)
- 12" OVERHANG (UNLESS NOTED OTHERWISE)
- ROOF SHEATHED W/ 7/16" O.S.B. @ 30lb SNOW LOAD --16/24 SPAN RATING
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GAP ALL WAFFERBOARD 1/8". USE "H" CLIPS.
- SHEATHING FASTENED W/ 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD. NAILS SPACED 1/2" MIN. FROM PANEL EDGE.
- INSTALL H1 TIES TO EACH END OF EVERY COMMON TRUSS. ALL GIRDERS TO HAVE HURRICANE TIES EQUAL TO OR GREATER THAN THE SPECIFIED UPLIFT PER TRUSS MANUFACTURE. INSTALL 2X MATERIAL EQUAL TO THE PLY OF GIRDER DOWN TO BOTTOM PLATE. CONTINUE WITH BLOCKING TO SILL PLATE UNDER FLOOR.



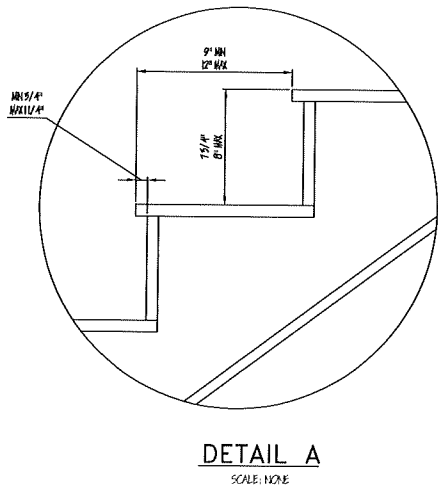
MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"

FLOOR BEAM SCHEDULE		
MARK	BEAM	ALTERNATE
FB-1	(3) 1-3/4"x9-1/2" LVL	(3) 1-3/4"x1-1/5" LSL
FB-2	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-3	W12x26 STEEL	N/A
FB-4	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-5	(1) 1-3/4"x9-1/2" LVL	(1) 1-3/4"x1-1/5" LSL
FB-6	(2) 2x10	N/A
FB-7	(2) 2x10	N/A
FB-8	(2) 2x10	N/A

NOTE: (2) 2 x 10s AS DEFAULT WHERE BEAM IS NOT NOTED



TYPICAL STAIR DETAIL
3/8" = 1'-0"



- INTERIOR STAIR NOTES:**
- 37" MIN WIDTH
 - 7 3/4" MAX RISE/ RISER (8" UTAH AMENDED)
 - 10 MIN RUN/ TREAD (9" UTAH AMENDED)
 - LANDING MUST BE AT TOP & BOTTOM
 - LANDING MIN. 36"
 - NOSING MIN 3/4" - 1 1/4" MAX
 - NOSING NOT REQUIRED IF TREAD IS MIN. 11" (10" UTAH AMENDED)
 - MAX DIFFERENCE BETWEEN RISERS IS 3/8"

NOTES

ENGINEERED BY:
PHONE: 801-810-1307 FAX: 801-810-1307
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

MAIN LEVEL	497	DATE CREATED:	9-20-2011
UPPER LEVEL	810	DRAWN BY:	C.C.D./T.J.P.
TOTAL FINISHED	1307	SHEET:	A2.2
TOTAL UNFINISHED	000		
TOTAL	1307		
GARAGE	407		

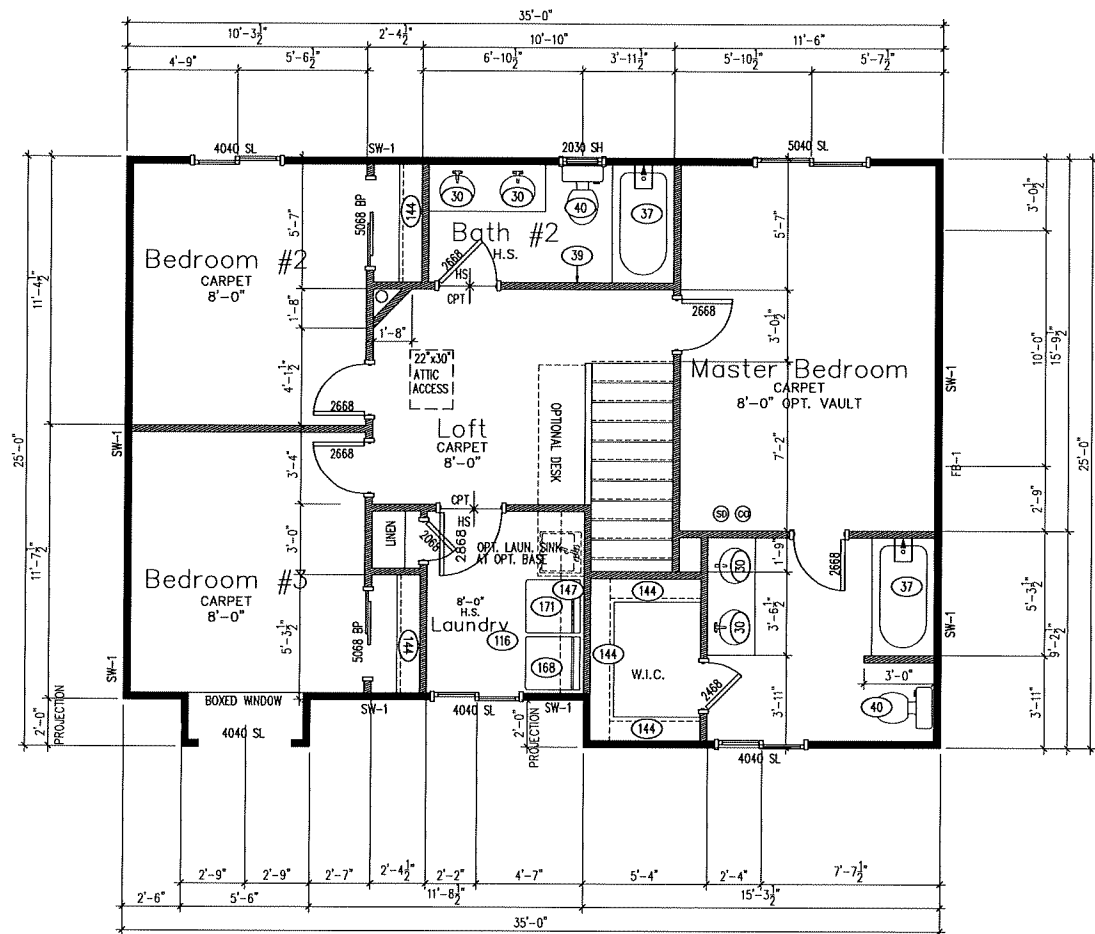
NOTES

ENGINEERED BY:
PHONE: 801-801-8011 FAX: 801-801-8011
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

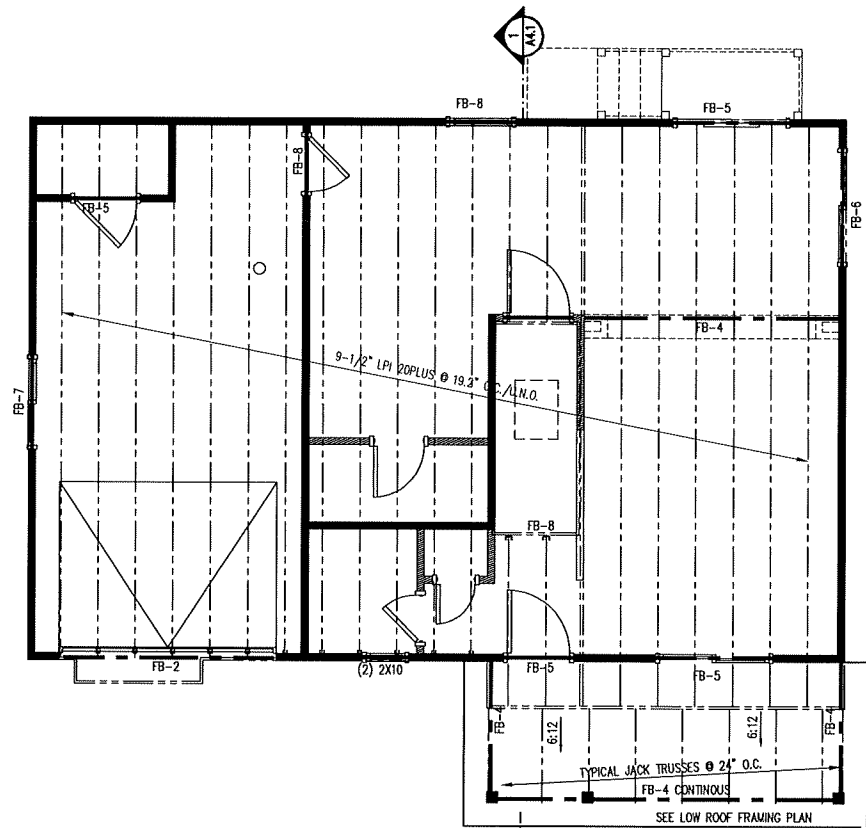
DATE CREATED: 9-20-2011
MAIN LEVEL 497
UPPER LEVEL 810
TOTAL FINISHED 1307
BASEMENT 000
TOTAL UNFINISHED 000
SHEET: A2.3
TOTAL 1307
GARAGE 407

- 30 LAVATORY & VANITY CABINET W/ STD. BACKSLASH & MIRROR
- 37 32"x60" TUB SHOWER COMBINATION W/ SURROUND TO 72" A.F.F. - VERIFY DIM. W/ MFR. SPEC.
- 39 TOWEL BAR-PROVIDE 2x SOLID BACKING AT 40" A.F.F.
- 40 TOILET PAPER HOLDER - PROVIDE 2x SOLID BACKING AT 24" A.F.F.
- 144 HANGING ROD & 16" SHELF @ 72" A.F.F.
- 147 12" SHELF ABOVE (OPT. UPPER CABINETS)
- 168 DRYER HOOK-UP. - 4" VENT (I.R.C. SEC. M1501 & R302.2) DRYER TO OUTSIDE WITH RAINCAP PROVIDE 100 sq. in. RETURN AIR TO LAUNDRY ROOM. PROVIDE 30" WIDE (MIN.) CLEAR ACCESS SPACE TO APPLIANCE CONTROLS
- 171 PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL) OPT. PAN W/ DRAIN BELOW WASHER



UPPER FLOOR PLAN

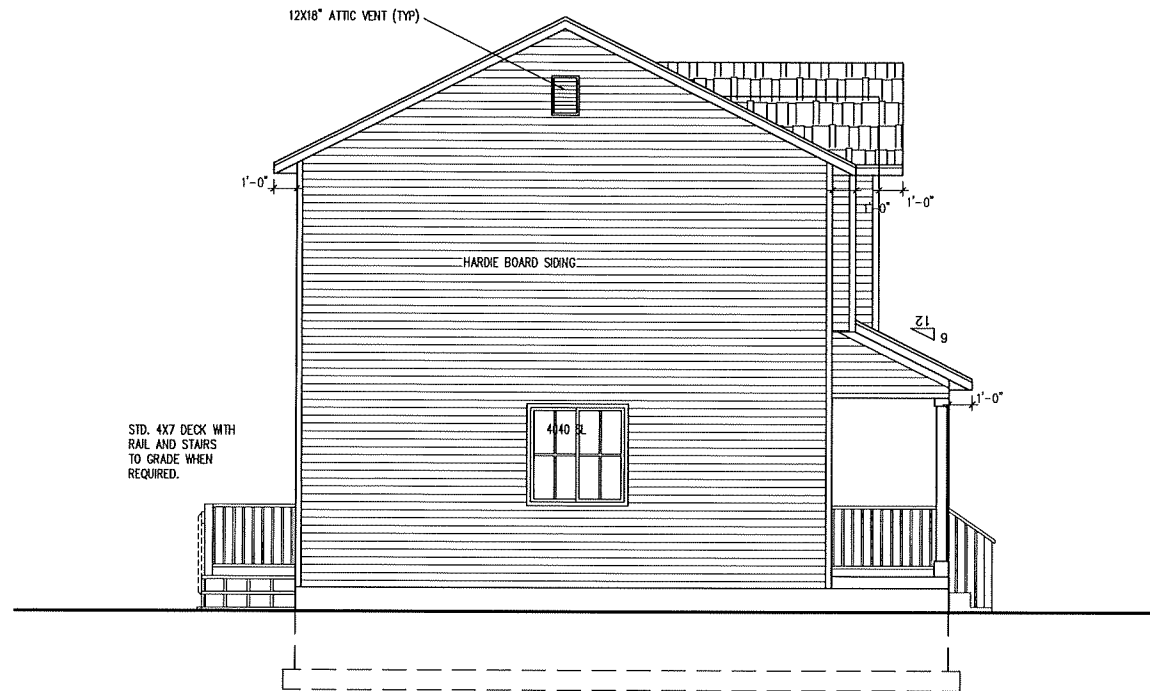
1/4" = 1'-0"



UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

FLOOR BEAM SCHEDULE		
MARK	BEAM	ALTERNATE
FB-1	(3) 1-3/4"x9-1/2" LVL	(3) 1-3/4"x1-1/5" LSL
FB-2	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-3	W12x28 STEEL	N/A
FB-4	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-5	(1) 1-3/4"x9-1/2" LVL	(1) 1-3/4"x1-1/5" LSL
FB-6	(2) 2x10	N/A
FB-7	(2) 2x10	N/A
FB-8	(2) 2x10	N/A
NOTE: (2) 2 x 10's AS DEFAULT WHERE BEAM IS NOT NOTED		



LEFT ELEVATION
1/8" = 1'-0"



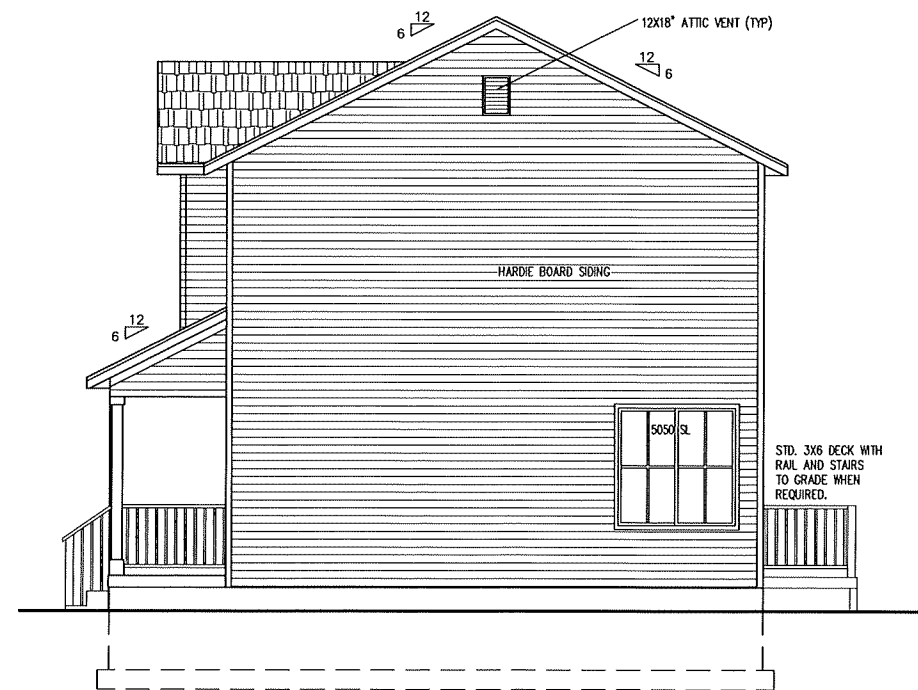
FRONT ELEVATION
1/4" = 1'-0"

FLASHING AROUND WINDOWS
REQUIRED



REAR ELEVATION
1/8" = 1'-0"

OPTIONAL SHUTTERS
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

MOUNTAIN VISTA HOMES

NOTES

ENGINEERED BY:
PHONE: 801-801-8018 FAX: 801-801-8018
REVISIONS:

6/30/2021 REVISED PLAN

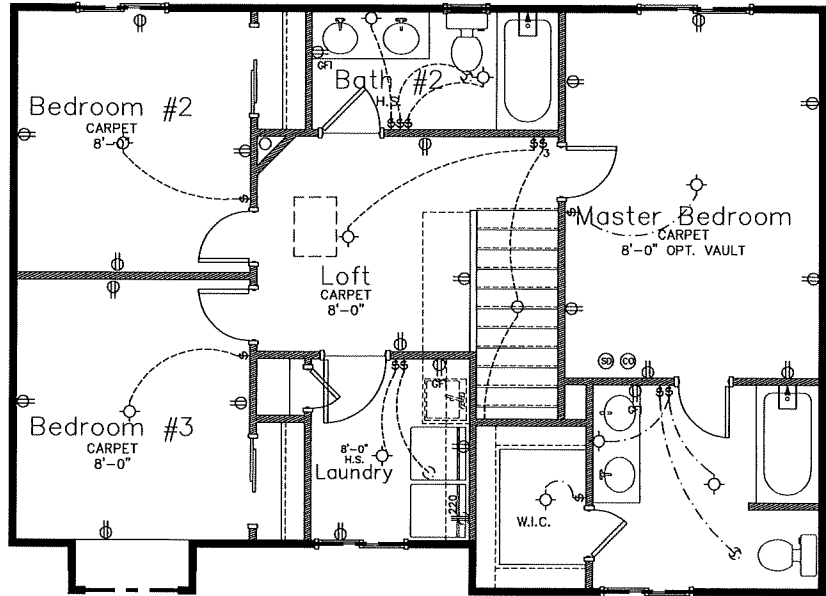
12/10/2021 REVISED

5/10/2022 REVISED

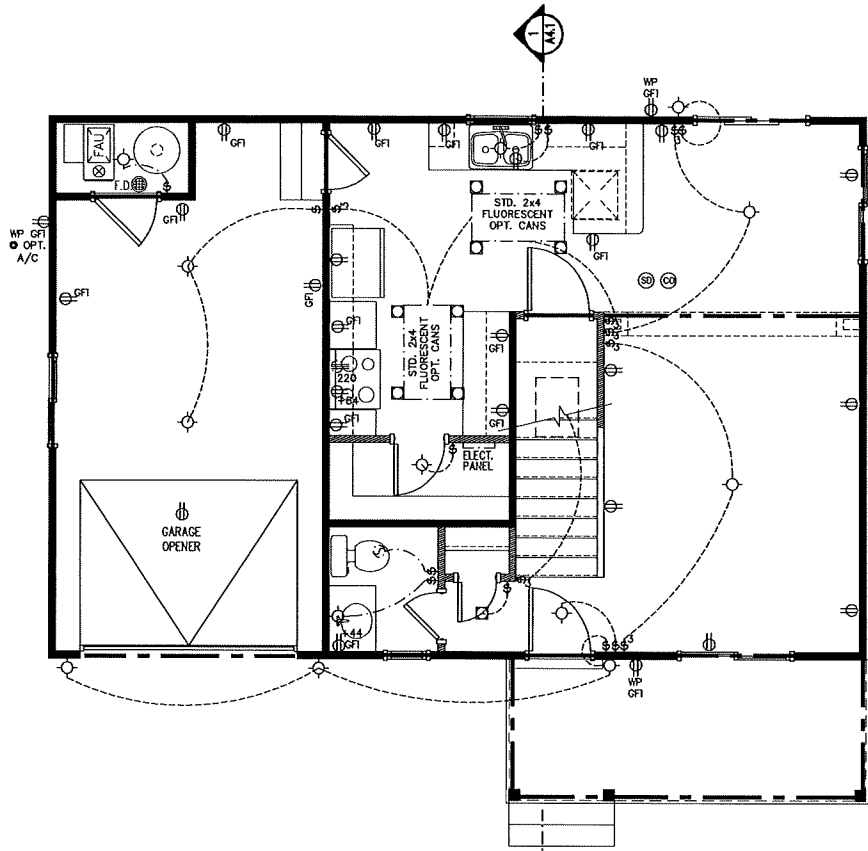
1307

DATE CREATED:	9-20-2011
MAIN LEVEL	497
UPPER LEVEL	810
TOTAL FINISHED	1307
BASEMENT	000
TOTAL UNFINISHED	000
TOTAL	1307
GARAGE	407

DRAWN BY: C.C.D./T.J.P.
SHEET: A3.1



UPPER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

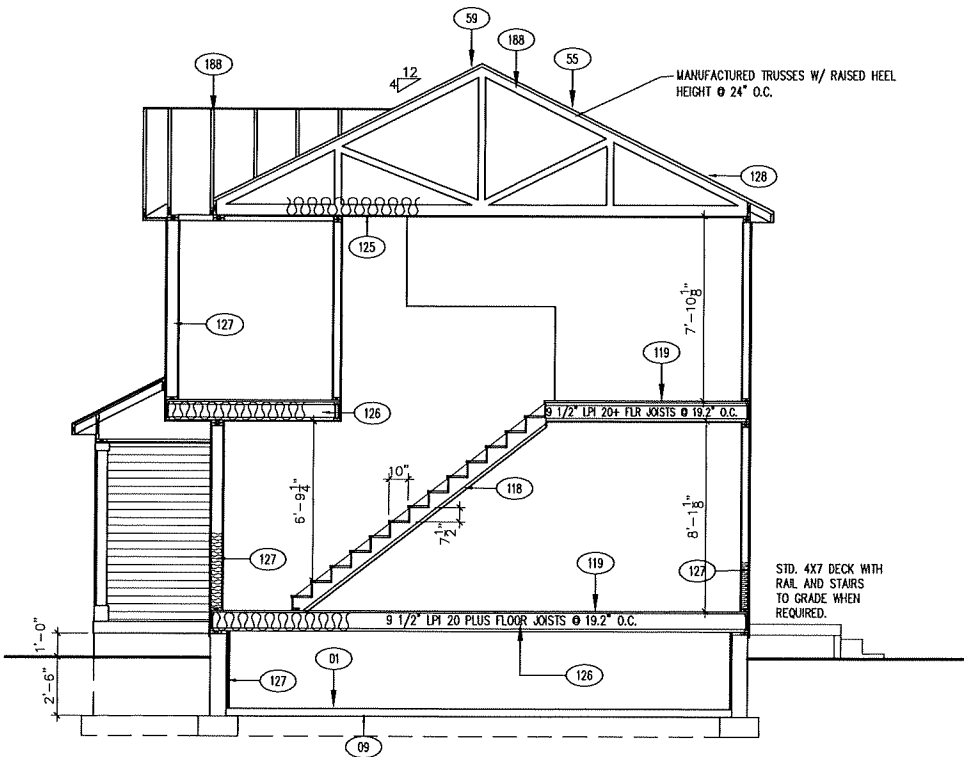


MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND	
	110v DUPLEX OUTLET
	110v GFI
	110v SWITCHED OUTLET
	110v 4-PLEX OUTLET
	220v OUTLET
	110v FLOOR OUTLET
	LIGHT FIXTURE
	PENDENT LIGHT
	RECESSED LIGHT
	OPTIONAL FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	PHONE JACK
	TV OUTLET
	THERMOSTAT
	DOOR BELL
	SMOKE ALARM WIRED IN SERIES W/ BATTERY
	CARBON MONOXIDE DETECTOR WIRED IN SERIES WITH ALL DETECTORS
	EXHAUST FAN
	VERTICAL FLUE
	GAS OUTLET
	HOSE BIB
	WARM AIR VENT
	COLD AIR RETURN
	COMBUSTION AIR
	COLD OR WARM AIR VENT

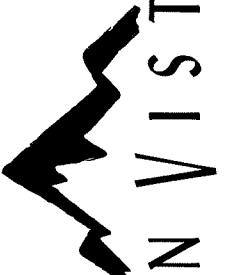
ELECTRICAL NOTES

- PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF FIVE AIR CHANGES PER HOUR.
- INCANDESCENT CLOSET OR STORAGE AREA LIGHTING SHALL BE 15" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 6" HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.
- GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE-LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS. 110 VOLT OUTLET REQUIRED WITHIN 25 FEET OF A/C UNIT.
- GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING. INSTALL FIRE BLOCKS WHERE NEEDED FOR CODE.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) PER THE 1992 MANDATORY ENERGY REQUIREMENTS.
- CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISPLIT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE).
- PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.
- ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED.
- PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND MUST HAVE BATTERY BACKUP AS PER IBC R-514.3.1.
- PROVIDE ARC-FAULT INTERRUPTERS ON ALL BEDROOM CIRCUITS.
- ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
- PROVIDE A MINIMUM OF TWO AMPERE SMALL-APPLIANCE BRANCH CIRCUITS WHICH SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.



BUILDING SECTION
1/4" = 1'-0"

- 4" CONCRETE SLAB COMPACTED GRAVEL OVER COMPACTED SUB-GRADE
- OPTIONAL CRAWLSPACE FINISH: 4 MIL. POLY. VAPOR BARRIER OVER 2x4 FURRING WITH R-19 INSULATION. 4 MIL. VAPOR BARRIER OVER 4" GRAVEL.
- ARCHITECTURAL SHINGLES (TYP.) REFER TO SPEC LEVEL
- ROOF VENT W/ MIN. 50 (FIFTY) SQ. IN. NET FREE VENT AREA. CONTRACTOR TO INSTALL PER I.R.C. SEC. R806.
- 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING UNDER STAIRS
- WOOD FLOOR SHEATHING OVER FLOOR JOISTS. SEE FRAMING PLAN FOR SIZE AND SPACING
- R-49 BLOWN INSULATION
- R-30 INSULATION
- R-23 INSULATION
- ROOF SHEATHING PER SCHEDULE
- PRE-MFGR. TRUSSES at 24" o.c.



MOUNTAIN VISTA HOMES

NOTES

ENGINEERED BY: _____ PHONE: 801-_____- FAX: 801-_____-

REVISIONS:

6/30/2021	REVISED PLAN
12/10/2021	REVISED
5/10/2022	REVISED

1307

DATE CREATED: 9-20-2011	
MAIN LEVEL 497	DRAWN BY: C.C.D.
UPPER LEVEL 810	
TOTAL FINISHED 1307	
BASEMENT 1307	SHEET: A4.1
TOTAL UNFINISHED 000	
TOTAL 1307	
GARAGE 407	

2740 S Susan Grove Lane Documentation



COMMUNITY DEVELOPMENT DEPARTMENT
220 East Morris Avenue, Suite 200
South Salt Lake City, Utah 84115
www.sslc.com

VARIANCE APPLICATION

Zone: <u>R-1 Residential Single Family</u>	Name of Project: <u>New Residence Located at 2740 South Susan Grove Lane</u>
Location: <u>2740 S Susan Grove Lane</u>	Project Description: <u>A new single family, two-story residence in the South Gate Subdivision, at 2740 South Susan Grove Lane. Three bedroom, two bath, kitchen, dining room, and family room over crawl space.</u>
Property ID#(s): <u>15244830450000</u>	
Total Acres: <u>0.05 acres (2,121 square feet)</u>	
Applicant(s): _____	Fee Title Owner: <u>Granite School District</u>
Mail Address: _____	Mail Address: <u>2500 S State Street, South Salt Lake, UT 84115</u>
Email Address: _____	Email: _____
Telephone: _____	Telephone: _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name, and I am the party with whom the City should communicate regarding any matter pertaining to this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until all application requirements have been met, including the payment of any applicable fees, deposits, and/or bonds.

I further understand that additional fees may be charged for the City's review of the proposal if the City requires the services of outside consultants in its review. A deposit into an out-of-pocket with the City may be required to cover such costs, depending on the scope of the application. An accounting of costs will be made available to the applicant upon request if the City draws upon the out-of-pocket account to reimburse its outside consultant expenses associated with a particular application. The applicant may also be required to refresh its out-of-pocket account if initial deposits are insufficient to facilitate the full extent of required review. Any unused portion of the applicant's out-of-pocket deposits will be refunded to the applicant upon final disposition of the application.

SIGNATURE OF APPLICANT: David F. Garrett

NAME OF APPLICANT (PRINTED): David F. Garrett

MAILING ADDRESS: 2500 South State Street, Salt Lake City, UT 84115

PHONE #: 385-646-4594 EMAIL: dfgarrett@graniteschools.org

-----FOR CITY USE ONLY-----

Fee Amount: \$200.00 Receipt #: 59.001611 Date: 5/12/2022

PROPERTY OWNER'S AFFIDAVIT

I/we David F. Garrett, Business Administrator, Granite School District, being duly sworn, depose and say that I/we am/are the current owner of the property involved in this application: that I/we have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

David F. Garrett
Owner's Signature

Owner's Signature (co-owner if applicable)

On the 6th day of May, 20 22, personally appeared before me David F. Garrett the signers(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.

Stacy Bushell

Notary Public
Residing in Salt Lake County, Utah
My Commission expires: 4/1/2024



AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property located at _____, South Salt Lake City, Utah, do hereby appoint _____ as my/our agent to represent me/us with regard to this application affecting the above described real property located in the City of South Salt Lake, and authorize _____ to appear on my/our behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the ____ day of _____, 20 ____, personally appeared before me _____ the signers(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.

Notary Public
Residing in Salt Lake County, Utah
My Commission expires: _____

Granite Technical Institute

2500 South State Street
Salt Lake City, Utah 84115-3110

Office Phone: 385-646-4350
Office Fax: 385-646-4347



Ben Anderson, Principal

July 15, 2022

To whom it may concern,

The Granite Technical Institute is seeking 2 variances for properties located at 2736 south and 2740 south on Susan Grove Lane. This letter is to answer 5 questions put to us for the South Salt Lake Legal Department.

1. The literal enforcement of the Land Use Regulations would cause an unreasonable hardship for the Granite Technical Institute because of the size of the lots. The land is zoned in a PUD as a residential property. Larger required setbacks were made an ordinance after the small PUD was initially planned. The literal enforcement of the Land Use Regulations would not allow a home to be built on the properties. All the other houses in the PUD were developed between 2011-2013 at the time the PUD was approved.
2. There are special circumstances attached to the property that do not apply to other properties because of the size of the lot and the lots location in a Planned Urban Development. Properties surrounding Lots 7 and 8 all share the same special circumstances. There are 18 lots in the PUD and all but three have been developed.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by every other home in the South Gate PUD. A single family home is permitted in this zone and no other prior use existed on these lots that could remain in place.
4. The variance will not substantially affect the general plan and will not be contrary to public interest. The homes will be built in a style that is conducive to other homes in the PUD.
5. The spirit of the land use ordinance will be observed and substantial justice will be done if the variance is granted. This will allow the Granite Technical Institute to build a similar home to others in the area and use the property as it was initially planned for.

Please allow me to provide any more information that you stand in need of.

Thank you.

Ben Anderson

Ben Anderson
Principal

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2. PLANT COMMON NAMES ARE FOR REFERENCE ONLY. ORDER ALL PLANT MATERIAL BY BOTANICAL NAME WHEN PURCHASING.

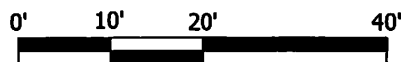
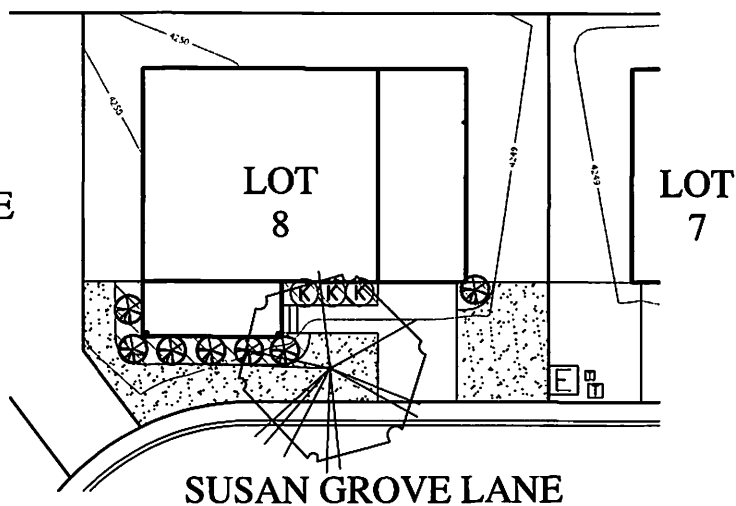
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES PIPES, AND OR STRUCTURES.

4. ALL SHRUB BEDS REQUIRE 3" MIN DEPTH BROWN MULCH.

5. ALL PLANT MATERIAL TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUB BEDS AND SOD TO BE WATERED SEPARATELY.

6. ALL LANDSCAPING SHALL MAINTAIN THE GRADING AND DRAINAGE ON THE LOT AS APPROVED BY ENGINEERING, THE RECORDED SUBDIVISION PLAT AND BUILDING CODE.

EX HOUSE



Scale 1" = 20'

PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	1	AMUR MAPLE	Acer ginnala 'Flame'	2" Caliper	
	7	BLUEBEARD	Caryopteris x clandonensis 'Dark Knight'	5 Gallon	
	3	KARL FOERSTER FEATHER GRASS	Calamagrostis acutiflora 'Karl Forester'	5 Gallon	
	311 SF	SOD			
	115 SF	SHRUB BED			

BUILDER:

Granite
SCHOOL DISTRICT

Phone: 385.646.5000
2500 S State Street
South Salt Lake, UT 84115

Prepared By:

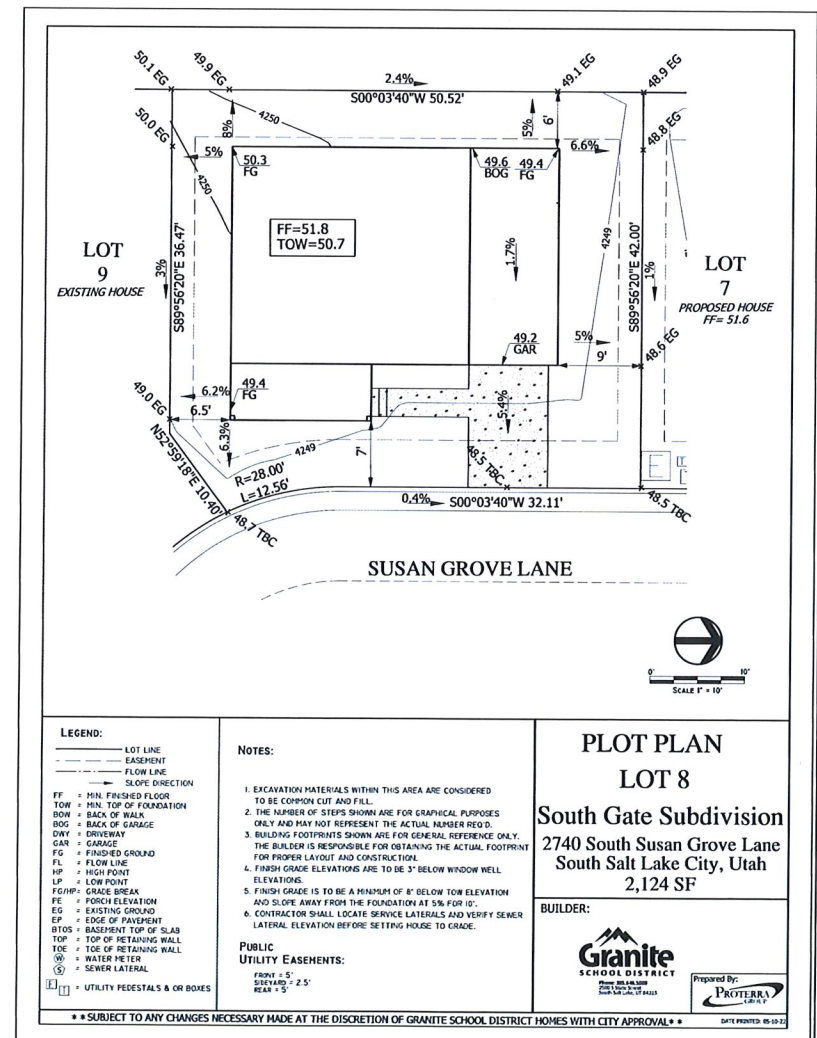
PROTERRA
GROUP

LANDSCAPE PLAN
LOT 8
South Gate Subdivision
2740 South Susan Grove Lane
South Salt Lake City, Utah
2,124 SF or 0.05 Acres



NEW RESIDENCE LOCATED AT
2740 SUSAN GROVE LANE

BUILT BY:
GRANITE SCHOOL DISTRICT
DAVE SMITH, HOME BUILDER
2500 S. STATE STREET
SALT LAKE CITY, UTAH 84115
385-646-4350



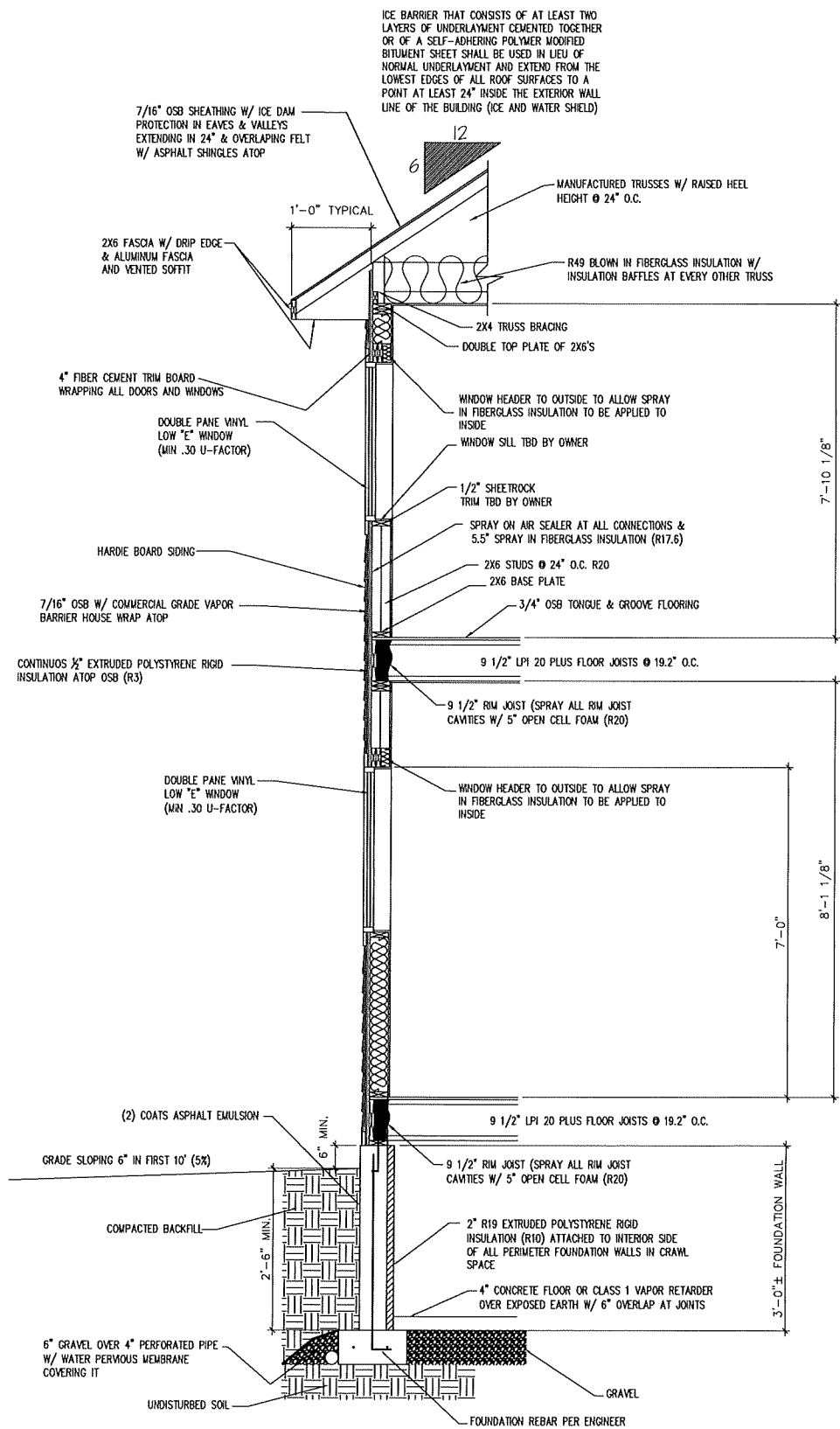
MOUNTAIN VISTA HOMES

NOTES

ENGINEERED BY:
PHONE: 801-222-1234 FAX: 801-222-1234
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

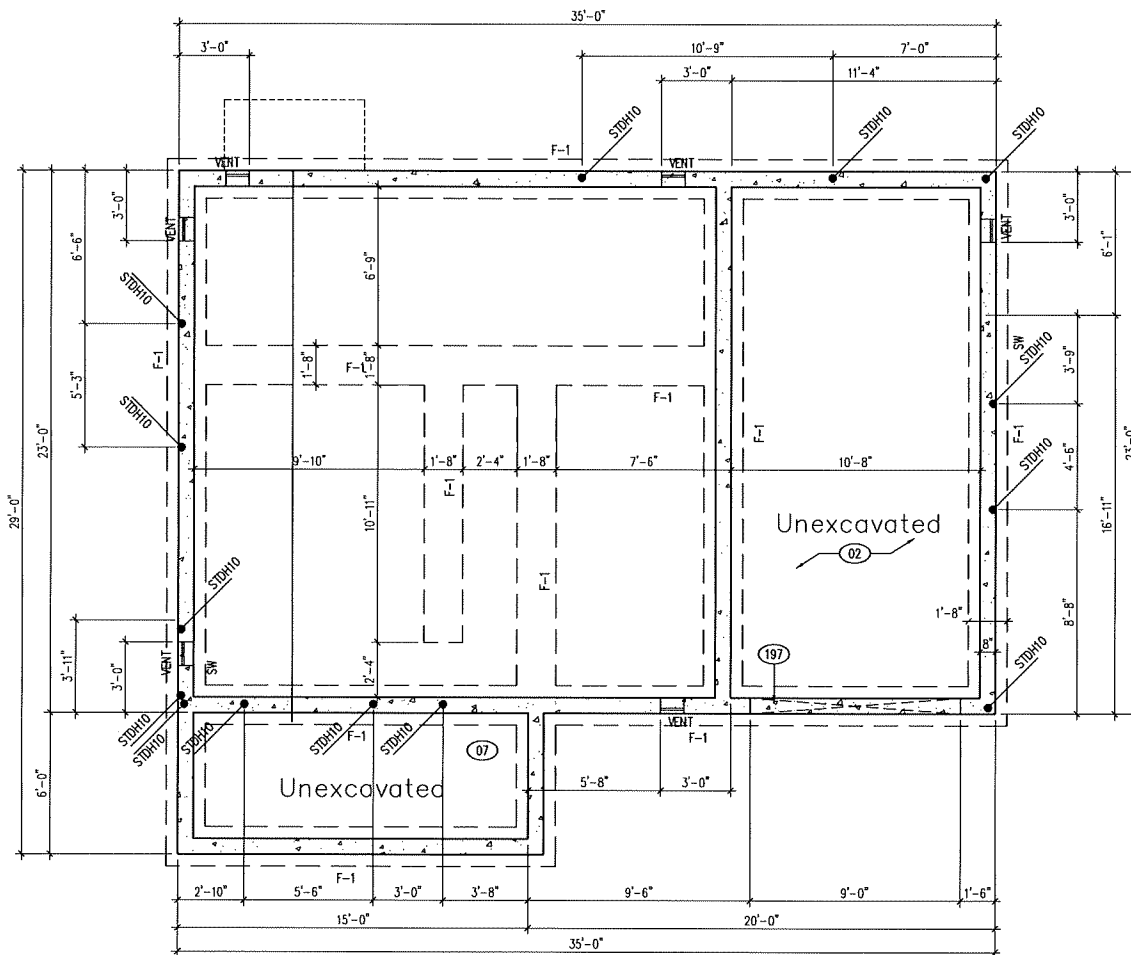
1307

MAIN LEVEL	497	DATE CREATED:	9-20-2011
UPPER LEVEL	810	DRAWN BY:	C.C.D./T.J.P.
TOTAL FINISHED	1307	SHEET:	A1.0
BASEMENT	000		
TOTAL UNFINISHED	000		
TOTAL	1307		
GARAGE	407		



TYPICAL WALL SECTION

NONE



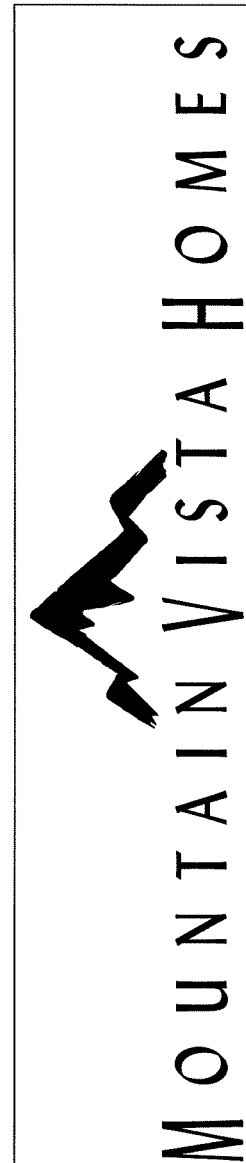
FOOTING AND FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION SCHEDULE											
MARK	WIDTH	LENGTH	THICK	REINFORCEMENT	MAX. ELEV.	MIN. ELEV.	ADDITIONAL INFO	MARK	WIDTH	LENGTH	THICK
F-1	20"	CONT.	10"	2 #4			SEE FTS. SCHED.				

FOOTING SCHEDULE											
MARK	WIDTH	LENGTH	THICK	REINFORCEMENT	MAX. ELEV.	MIN. ELEV.	ADDITIONAL INFO	MARK	WIDTH	LENGTH	THICK
F-1	20"	CONT.	10"	2 #4			SEE FTS. SCHED.				

- 02 SLOPE GARAGE SLAB 4" DOWN TO OVERHEAD DOOR
 - 197 DEPRESS T.O. FOUNDATION 12" MIN. @ GARAGE DOOR
- INSTALL 1 FOUNDATION VENTS FOR EACH 150 SQUARE FEET WITHIN 3 FEET OF EACH CORNER. VENTS SHALL NOT BE LESS THAN 1 SQUARE FOOT

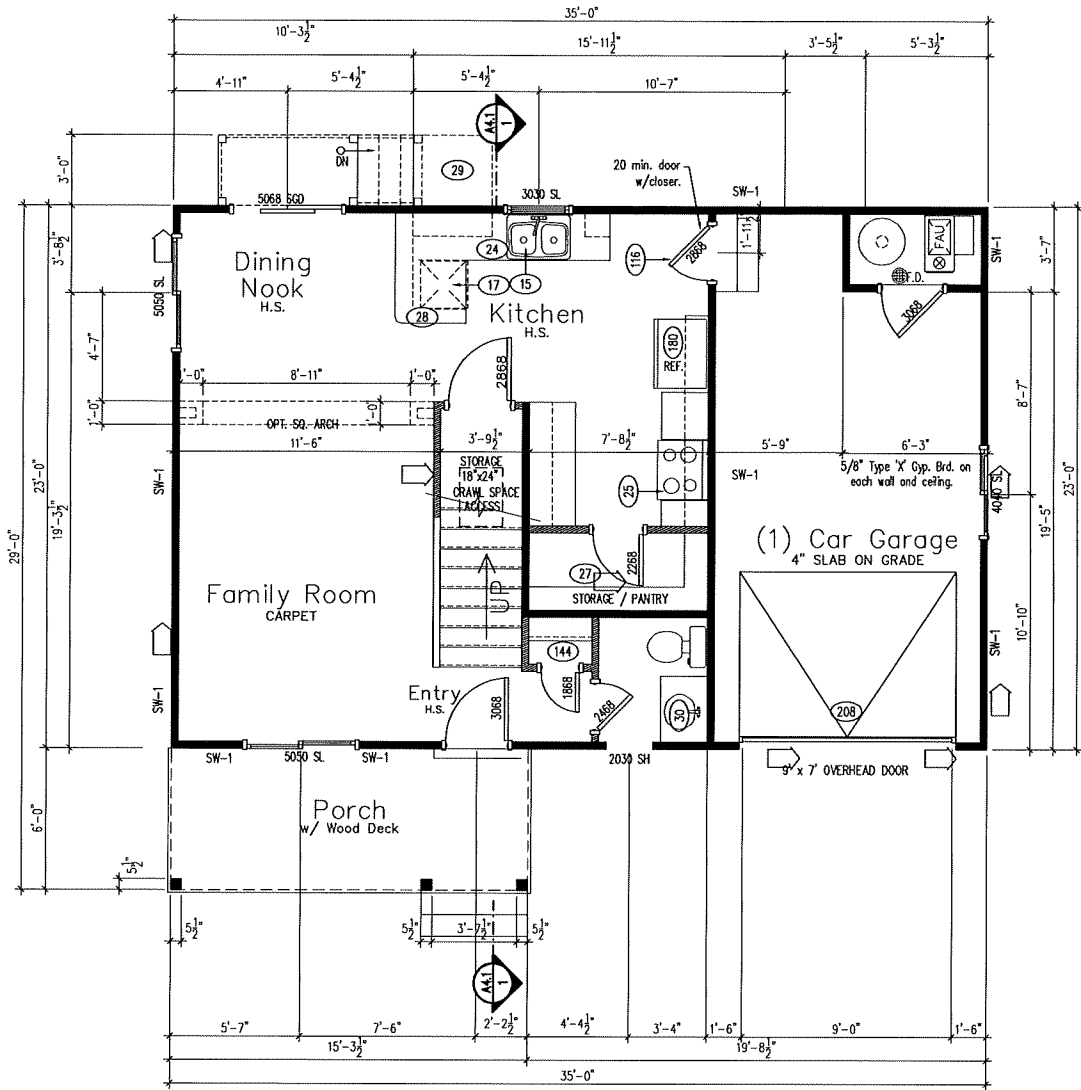


NOTES

ENGINEERED BY:
PHONE: 801-801-8011 FAX: 801-801-8011
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

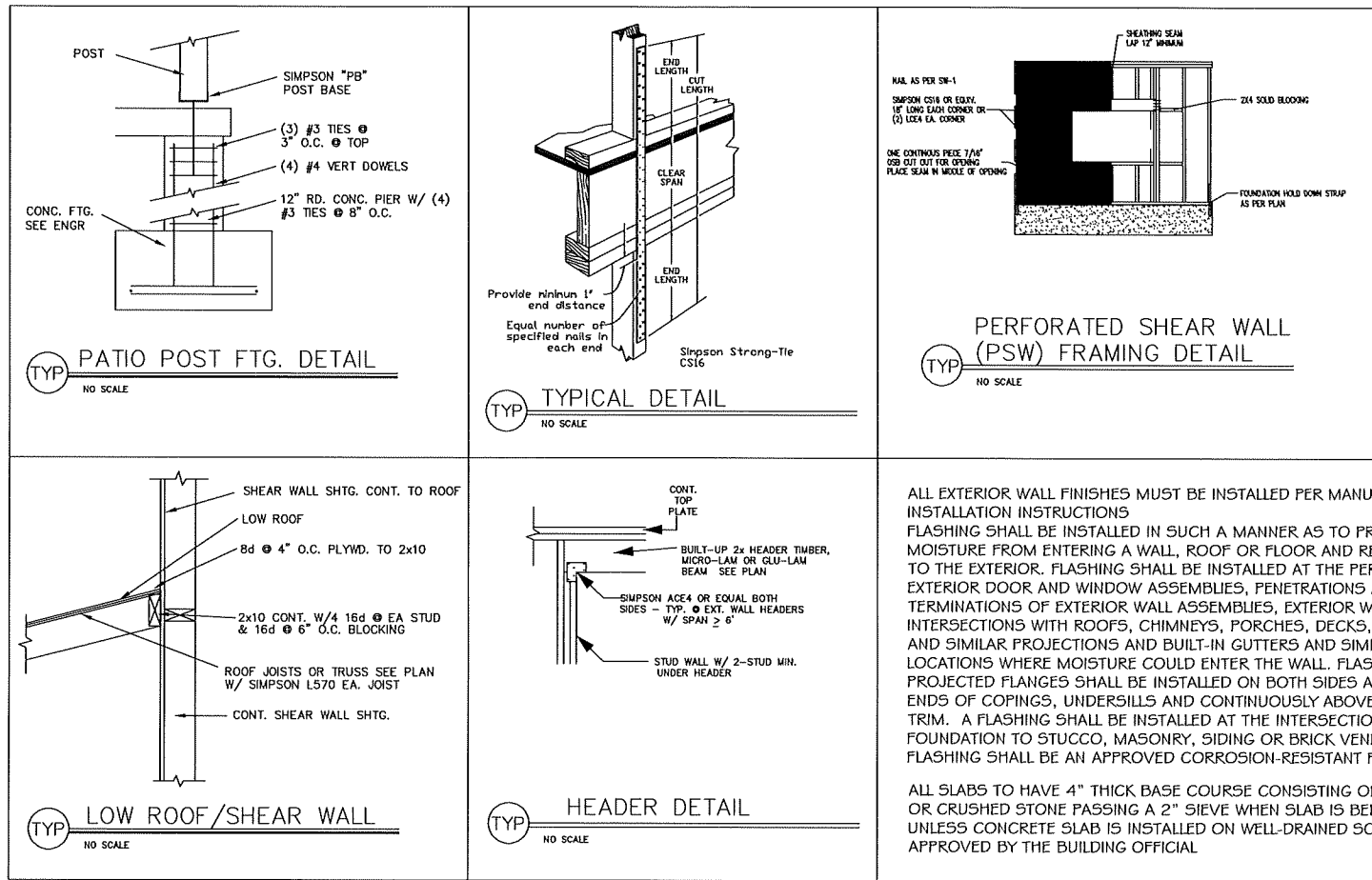
DATE CREATED: 9-20-2011
DRAWN BY: C.C.D./T.J.P.
SHEET: A1.1
TOTAL FINISHED 1307
TOTAL UNFINISHED 407
TOTAL GARAGE 407



SLAB ON GRADE / MAIN FLOOR PLAN

1/4" = 1'-0"

- 116 20-MIN. FIRE-RATED DOOR
- 144 HANGING ROD & 16" SHELF @ 72" A.F.F.
- 180 39" CLEAR REFRIGERATOR SPACE opt. PLUMBING FOR ICE MAKER.
- 15 DOUBLE SINK with DISPOSAL
- 17 DISHWASHER
- 24 36" HIGH BASE CABINETS with 24" COUNTER TOP & STD. BACKSPLASH with WALL CABINET ABOVE, U.N.O.
- 25 FREE STANDING RANGE-OVEN COMBINATION W/BUILT-IN NON VENTED HOOD W/LIGHT & FAN.-VERIFY W/ MFR. SPEC.
- 27 PANTRY W/ 4 SHELVES
- 28 ISLAND CABINET SEE PLAN FOR OPT. ISLAND WHERE OCCURS
- 29 6'x3' CONCRETE PAD (SOG) or 6'x3' REDWOOD PLATFORM (CRAWLSPACE) w/ STAIRS AND RAIL IF REQ'D BY CODE



- STAIR NOTES
- 7-3/4" MAX RISE
 - 10" MIN TREAD
 - 36" MIN WIDTH
 - 80" MIN HEADROOM
 - SEE SHEET A1.1 FOR TYP. STAIR & RAILING NOTES

BEARING WALL HEIGHTS			
HEIGHT	STUD SIZE & SPACING	W/ DOUBLE TOP PLATE	
30 LB SNOW	15/16" O.S.B.		
0' - 9' 2 1/4" (STUDS @ 16" O.C.)	7/16" O.S.B.		
9' - 10' 2 1/4" (STUDS @ 12" O.C.)	7/16" O.S.B.		
10' - 12' 2 1/4" (STUDS @ 12" O.C.)	7/16" O.S.B.		
12' - 15' 2 1/4" (STUDS @ 12" O.C.)	7/16" O.S.B.		
15' - 18' 2 1/4" (STUDS @ 12" O.C.)	7/16" O.S.B.		
** #2 GRADE DOCKS FOR LARCH OR #2 HEM-FIR			

SHEAR WALL SCHEDULE				
MARK	SHEATHING TYPE	EDGE NAILING	FIELD NAILING	ANCHOR BOLTS
TYP	15/16" O.S.B. (1) SIDE OF WALL	8d @ 6" O.C.	8d @ 12" O.C.	1/2" @ 32" O.C.
SW-1	7/16" O.S.B. (1) SIDE OF WALL	8d @ 4" O.C.	8d @ 12" O.C.	1/2" @ 32" O.C.
NOTES: 1. THE USE OF 16 GA. STAPLES IN PLACE OF NAILS IS PERMITTED AT HALF THE GIVEN SPACING ABOVE. 2. USE SIMPSON CS16 STRIPS 36" LONG @ 32" O.C. BETWEEN FLOORS (CENTERED ON RIM JOIST) OR DROP SHEATHING DOWN OVER RIM & NAIL TO LOWER PLATE PER SCHEDULE. 3. BLOCK ALL EDGES. 4. EXTEND OSB ACROSS GABLE END/WALL FRAMING JOINT				

- GENERAL NOTE
- WALLS FRAMED WITH 2 X 4 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE)
 - DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNLESS NOTED OTHERWISE)
 - 2 X 4 STUD WALLS ASSUMED TO BE 3 1/2" WIDE
 - 2 X 6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE
 - SEE "SHEAR WALL SCHEDULE" FOR SHEATHING AND NAILING REQUIREMENTS
 - EXTEND WALL SHEATHING ACROSS RIM JOIST TO SILL PLATE

- FLOOR FRAMING NOTE
- ALL SUBFLOORING SHALL BE 3/4" TONGUE & GROOVE OSB AND SHALL BE GLUED & NAILED.
 - LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GAP ALL WAFFERBOARD 1/8".
 - SUBFLOORING NAILED W/ 10d RING-SHANK NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD. NAILING SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE.
 - SOLID BLOCK AND USE SIMPSON A-35 AT EACH JOIST TO SILL PLATE AT ALL CANTILEVERED AREAS
 - USE 1 1/4" TIMBERSTRAND FOR ALL RIM JOISTS
 - EXTEND WALL SHEATHING ACROSS RIM JOIST TO SILL PLATE
 - PLACE 2 STUDS MIN. UNDER ALL BEARING POINTS (U.N.O.) (ONLY SINGLE TRIMMER REQUIRED ON EACH END OF WINDOW/DOOR OPENINGS LESS THEN 6'-0" WIDE)
 - PROVIDE SQUASH BLOCKS/SOLID BLOCKING THROUGH THE FLOOR FOR ALL POINT LOADS AND WHERE BEARING WALLS STACK ABOVE EACH OTHER
 - INSTALL ALL JOIST HANGERS PER MANUFACTURES SPECS.
 - INSTALL WEB STIFFENERS/ BACKER BLOCKS/ FILLER BLOCKS PER MANUFACTURES SPECS.

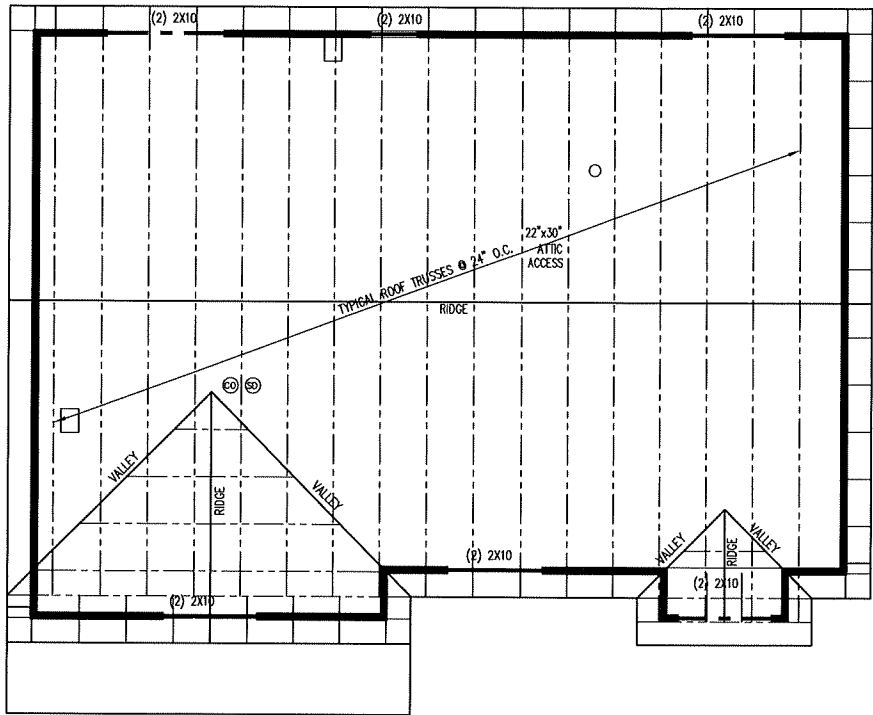
MOUNTAIN VISTA HOMES

NOTES

ENGINEERED BY:
PHONE: 801-810-1111 FAX: 801-810-1111
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

MAIN LEVEL	497	DATE CREATED:	9-20-2011
UPPER LEVEL	810	DRAWN BY:	C.C.D./TJP
TOTAL FINISHED	1307	SHEET:	A2.1
BASEMENT			
TOTAL UNFINISHED	000		
TOTAL	1307		
GARAGE	407		

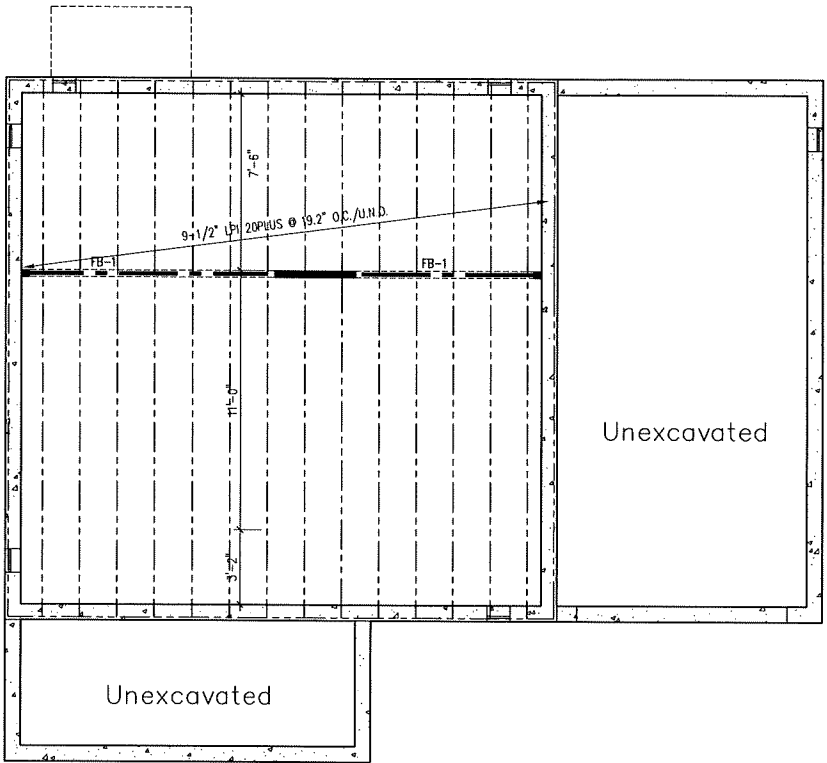


ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING NOTE

- TRUSSES SHALL BE SPACED 24" O.C. (UNLESS NOTED OTHERWISE)
- 12" OVERHANG (UNLESS NOTED OTHERWISE)
- ROOF SHEATHED W/ 7/16" O.S.B. @ 30lb SNOW LOAD --16/24 SPAN RATING
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GAP ALL WAFFERBOARD 1/8". USE "H" CLIPS.
- SHEATHING FASTENED W/ 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD. NAILS SPACED 1/2" MIN. FROM PANEL EDGE.
- INSTALL H1 TIES TO EACH END OF EVERY COMMON TRUSS. ALL GIRDERS TO HAVE HURRICANE TIES EQUAL TO OR GREATER THAN THE SPECIFIED UPLIFT PER TRUSS MANUFACTURE. INSTALL 2X MATERIAL EQUAL TO THE PLY OF GIRDER DOWN TO BOTTOM PLATE. CONTINUE WITH BLOCKING TO SILL PLATE UNDER FLOOR.

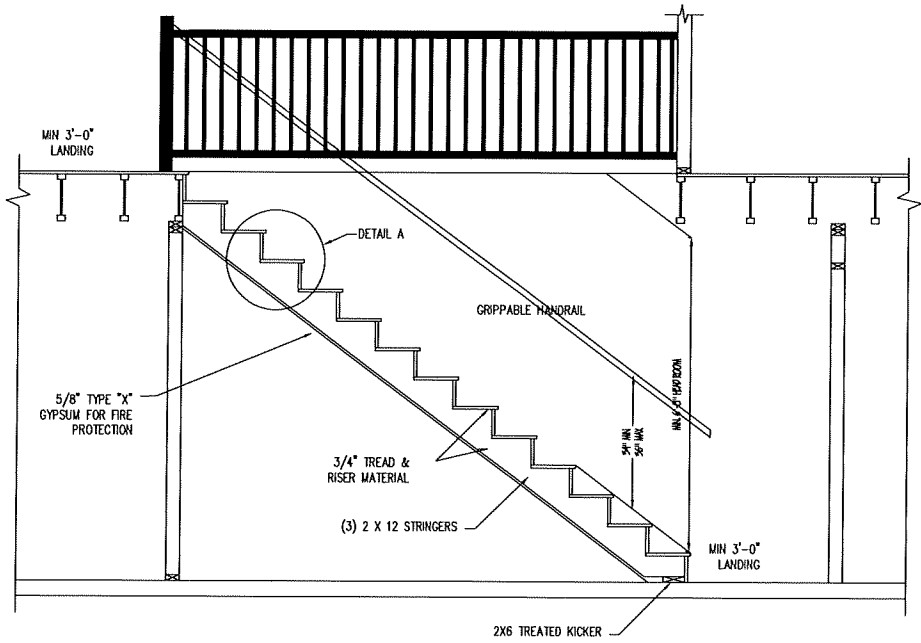


MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

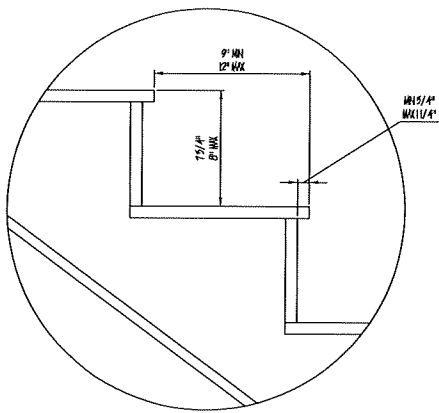
FLOOR BEAM SCHEDULE		
MARK	BEAM	ALTERNATE
FB-1	(3) 1-3/4"x9-1/2" LVL	(3) 1-3/4"x1-1/5" LSL
FB-2	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-3	W12x26 STEEL	N/A
FB-4	(2) 1-3/4"x9-1/8" LVL	(2) 1-3/4"x1-1/5" LSL
FB-5	(1) 1-3/4"x9-1/2" LVL	(1) 1-3/4"x1-1/5" LSL
FB-6	(2) 2x10	N/A
FB-7	(2) 2x10	N/A
FB-8	(2) 2x10	N/A

NOTE: (2) 2 x 10's AS DEFAULT WHERE BEAM IS NOT NOTED



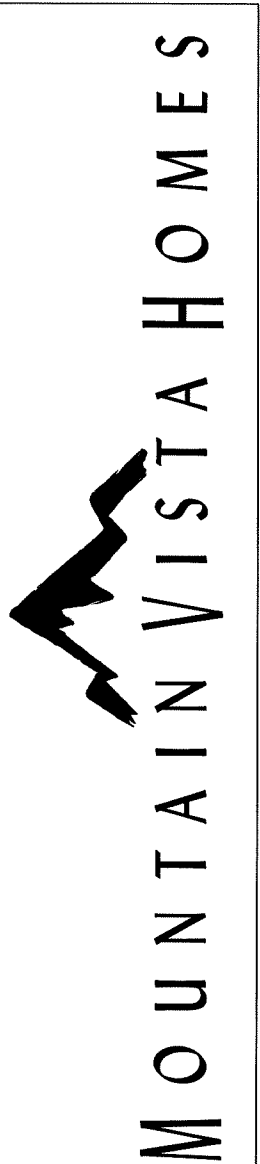
TYPICAL STAIR DETAIL

3/8" = 1'-0"



DETAIL A
SCALE: NONE

- INTERIOR STAIR NOTES:
- 37" MIN WIDTH
 - 7 3/4" MAX RISE/ RISER (8" UTAH AMENDED)
 - 10 MIN RUN/ TREAD (9" UTAH AMENDED)
 - LANDING MUST BE AT TOP & BOTTOM
 - LANDING MIN. 36"
 - NOSING MIN 3/4" - 1 1/4" MAX
 - NOSING NOT REQUIRED IF TREAD IS MIN. 11" (10" UTAH AMENDED)
 - MAX DIFFERENCE BETWEEN RISERS IS 3/8"



NOTES

ENGINEERED BY:
PHONE: 801-888-8888 FAX: 801-888-8888
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

DATE CREATED: 9-20-2011	
MAIN LEVEL UPPER LEVEL TOTAL FINISHED BASEMENT TOTAL UNFINISHED	497 810 1307 000
DRAWN BY: C.C.D./T.J.P.	
SHEET: A2.2	
TOTAL GARAGE	1307 407

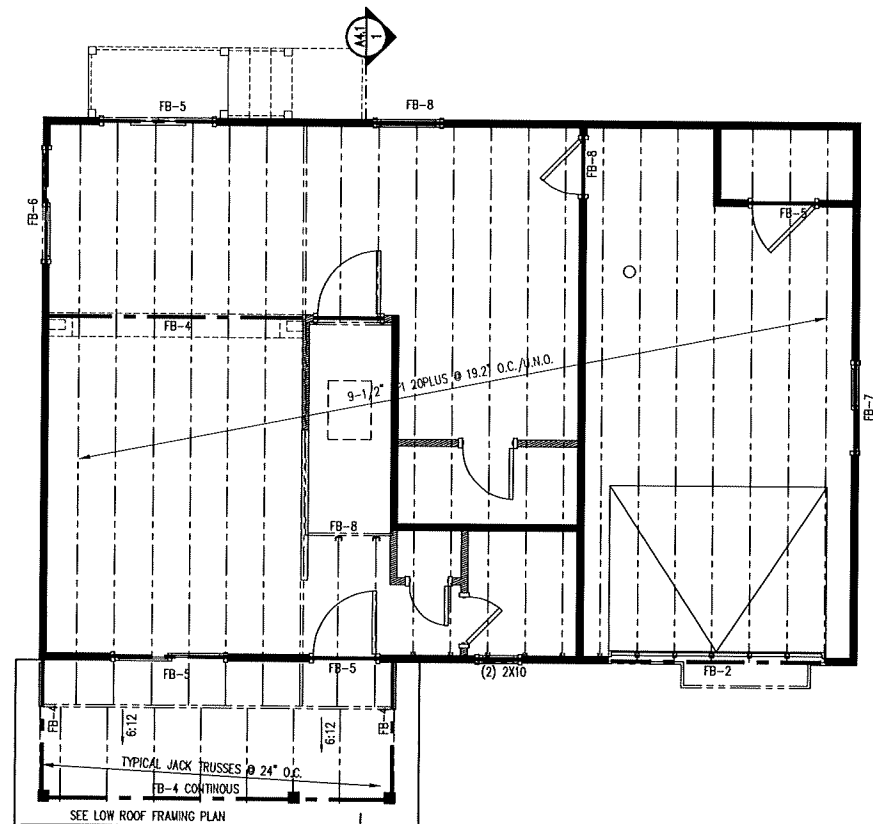
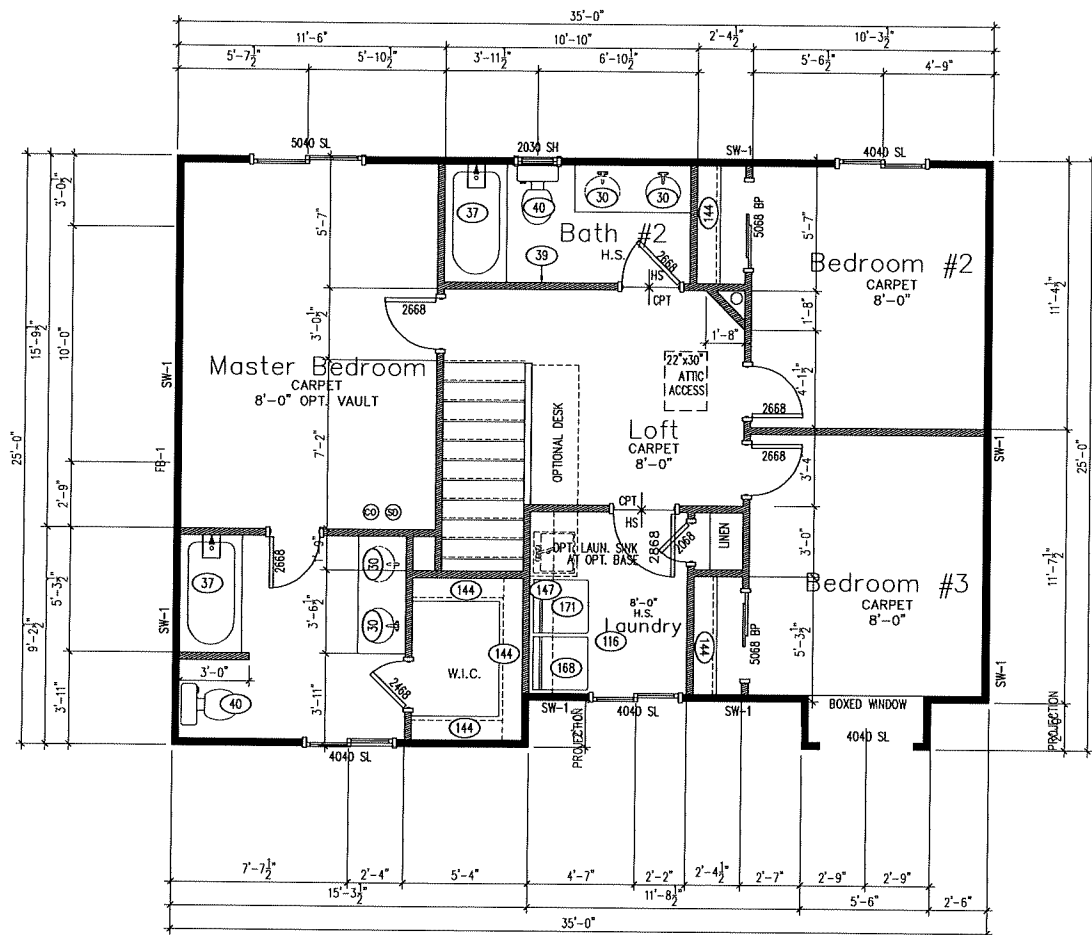
NOTES

ENGINEERED BY:
PHONE: 801-810-1111 FAX: 801-810-1111
REVISIONS:
6/30/2021 REVISED PLAN
12/10/2021 REVISED
5/10/2022 REVISED

1307

DATE CREATED:
9-20-2011
DRAWN BY:
C.C.D./T.J.P.
SHEET:
A2.3
TOTAL 1307
GARAGE 407

- 30 LAVATORY & VANITY CABINET W/ STD. BACKSLASH & MIRROR
- 37 32"x60" TUB SHOWER COMBINATION W/ SURROUND TO 72" A.F.F. - VERIFY DIM. W/ MFR. SPEC.
- 39 TOWEL BAR-PROVIDE 2x SOLID BACKING AT 40" A.F.F.
- 40 TOILET PAPER HOLDER - PROVIDE 2x SOLID BACKING AT 24" A.F.F.
- 144 HANGING ROD & 16" SHELF @ 72" A.F.F.
- 147 12" SHELF ABOVE (OPT. UPPER CABINETS)
- 168 DRYER HOOK-UP. - 4" VENT (I.R.C. SEC. M1501 & R302.2) DRYER TO OUTSIDE wth RAINCAP PROVIDE 100 sq. in. RETURN AIR TO LAUNDRY ROOM. PROVIDE 30" WIDE (MIN.) CLEAR ACCESS SPACE TO APPLIANCE CONTROLS
- 171 PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL) OPT. PAN W/ DRAIN BELOW WASHER



MARK	BEAM	ALTERNATE
FB-1	(3) 1-3/4"x9-1/2" LVL	(3) 1-3/4"x1-1/5" LSL
FB-2	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-3	W12x26 STEEL	N/A
FB-4	(2) 1-3/4"x9-1/2" LVL	(2) 1-3/4"x1-1/5" LSL
FB-5	(1) 1-3/4"x9-1/2" LVL	(1) 1-3/4"x1-1/5" LSL
FB-6	(2) 2x10	N/A
FB-7	(2) 2x10	N/A
FB-8	(2) 2x10	N/A

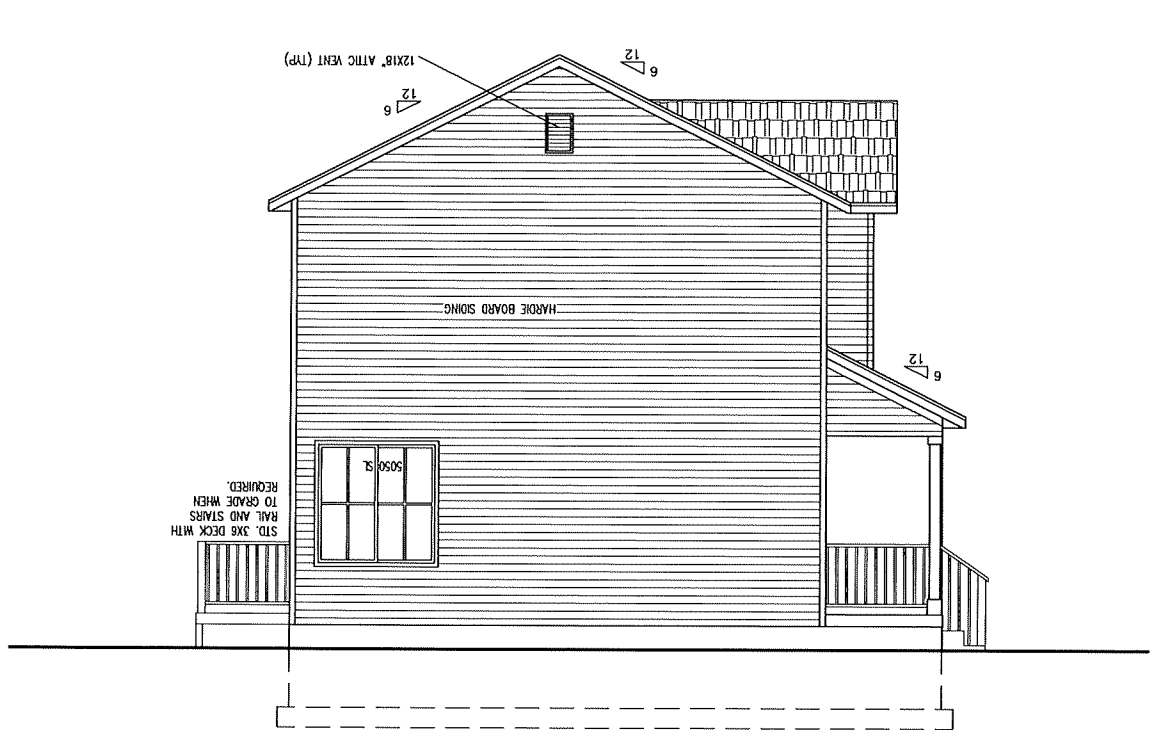
NOTE: (2) 2 x 10's AS DEFAULT WHERE BEAM IS NOT NOTED

NOTES

ENGINEERED BY:
 PHONE: 801-810-1111 FAX: 801-810-1111
 REVISIONS:
 6/30/2021 REVISED PLAN
 12/10/2021 REVISED
 5/10/2022 REVISED

1307

DATE CREATED:	9-20-2011
MAIN LEVEL	497
UPPER LEVEL	810
TOTAL FINISHED	1307
BASEMENT	000
TOTAL UNFINISHED	000
TOTAL	1307
GARAGE	407
DRAWN BY:	C.C.D./T.J.P.
SHEET:	A3.1



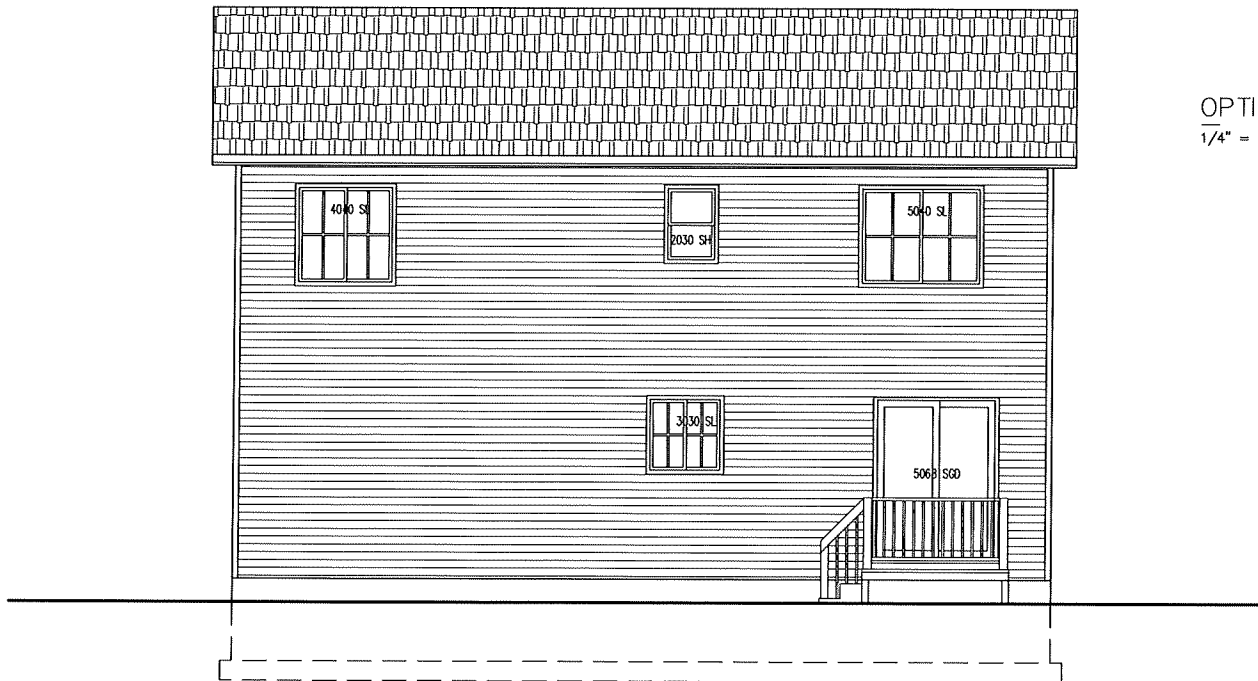
LEFT ELEVATION
 1/8" = 1'-0"



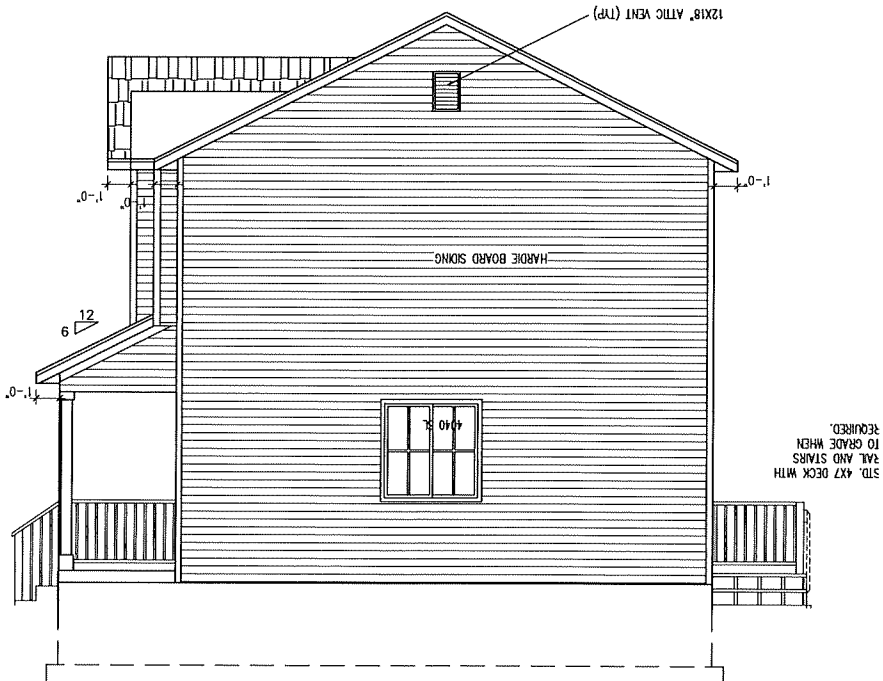
FRONT ELEVATION
 1/4" = 1'-0"

FLASHING AROUND WINDOWS
 REQUIRED

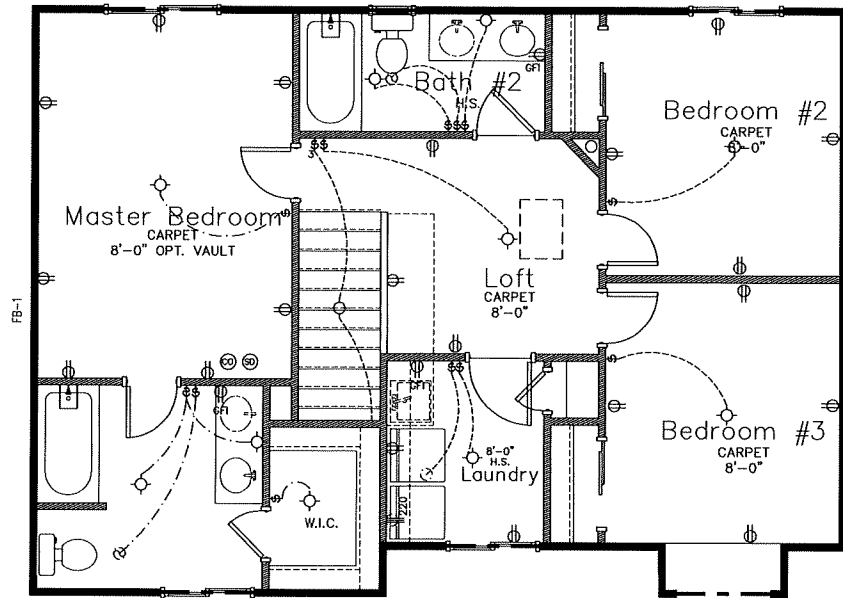
OPTIONAL SHUTTERS
 1/4" = 1'-0"



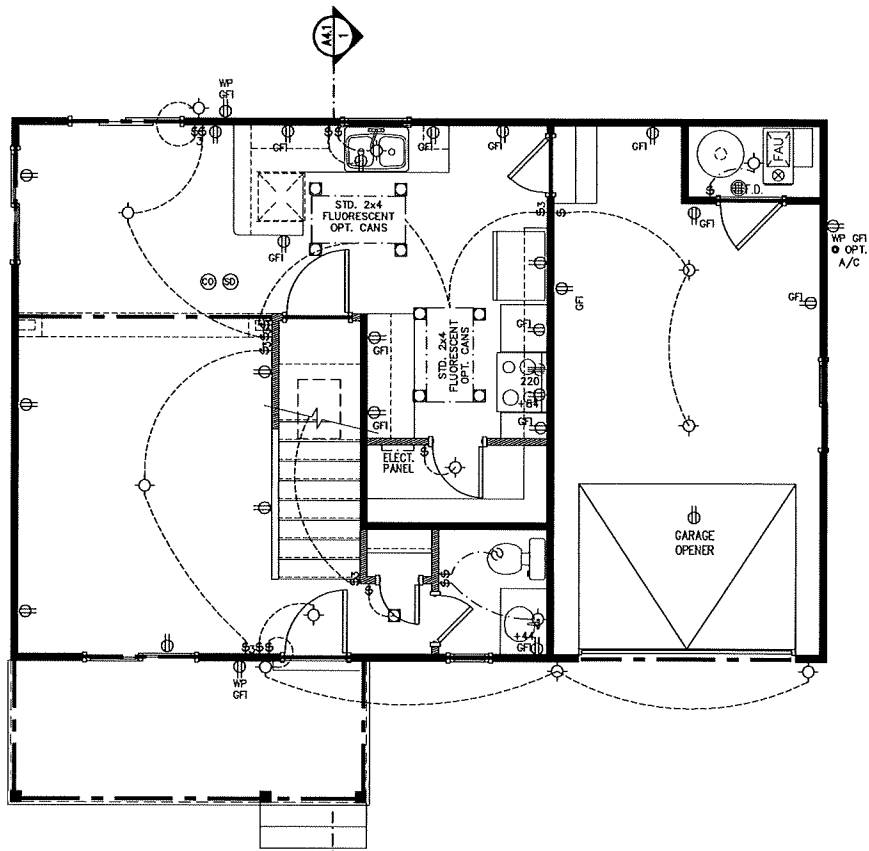
REAR ELEVATION
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"

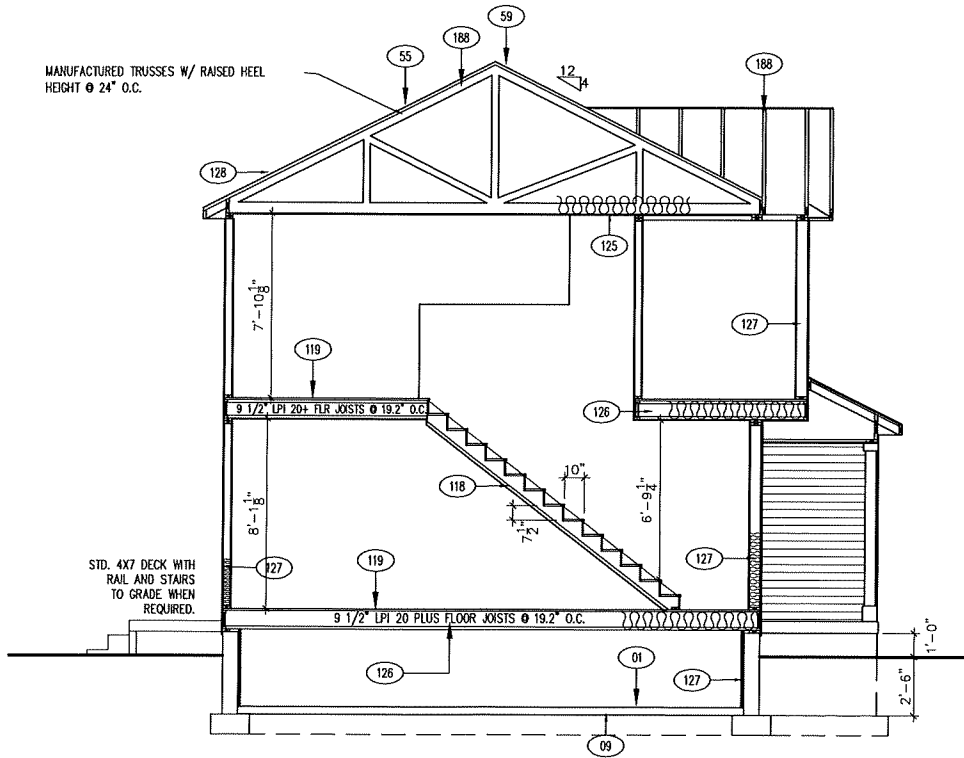


UPPER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND	
	110v DUPLEX OUTLET
	110v GFI
	110v SWITCHED OUTLET
	110v 4-PLEX OUTLET
	220v OUTLET
	110v FLOOR OUTLET
	LIGHT FIXTURE
	PENDENT LIGHT
	RECESSED LIGHT
	OPTIONAL FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	PHONE JACK
	TV OUTLET
	THERMOSTAT
	DOOR BELL
	SMOKE ALARM WIRED IN SERIES W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR WIRED IN SERIES WITH ALL DETECTORS
	EXHAUST FAN
	VERTICAL FLUE
	GAS OUTLET
	HOSE BIB
	WARM AIR VENT
	COLD AIR RETURN
	COMBUSTION AIR
	COLD OR WARM AIR VENT



BUILDING SECTION
1/4" = 1'-0"

- 01 4" CONCRETE SLAB COMPACTED GRAVEL OVER COMPACTED SUB-GRADE
- 09 OPTIONAL CRAWLSPACE FINISH: 4 MIL. POLY. VAPOR BARRIER OVER 2x4 FURRING WITH R-19 INSULATION. 4 MIL. VAPOR BARRIER OVER 4" GRAVEL.
- 55 ARCHITECTURAL SHINGLES (TYP.) REFER TO SPEC LEVEL
- 59 ROOF VENT W/ MIN. 50 (FIFTY) SQ. IN. NET FREE VENT AREA, CONTRACTOR TO INSTALL PER I.R.C. SEC. R806.
- 118 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING UNDER STAIRS
- 119 WOOD FLOOR SHEATHING over FLOOR JOISTS. SEE FRAMING PLAN FOR SIZE AND SPACING
- 125 R-49 BLOWN INSULATION
- 126 R-30 INSULATION
- 127 R-23 INSULATION
- 128 ROOF SHEATHING PER SCHEDULE
- 188 PRE-MFGR. TRUSSES at 24"o.c.

ELECTRICAL NOTES

- A. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- B. BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF FIVE AIR CHANGES PER HOUR.
- C. INCANDESCENT CLOSET OR STORAGE AREA LIGHTING SHALL BE 16" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 6" HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.
- D. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE-LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS. 110 VOLT OUTLET REQUIRED WITHIN 25 FEET OF A/C UNIT.
- E. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING. INSTALL FIRE BLOCKS WHERE NEEDED FOR CODE.
- F. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) PER THE 1992 MANDATORY ENERGY REQUIREMENTS.
- G. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UN-STRUT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE).
- H. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.
- I. ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED.
- J. PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND MUST HAVE BATTERY BACKUP AS PER IEC R-914.3.1.
- K. PROVIDE ARC-FAULT INTERRUPTERS ON ALL BEDROOM CIRCUITS.
- L. ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
- M. PROVIDE A MINIMUM OF TWO AMPERE SMALL-APPLIANCE BRANCH CIRCUITS WHICH SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.

MOUNTAIN VISTA HOMES

NOTES

ENGINEERED BY:
PHONE: 801-222-2222 FAX: 801-222-2222
REVISIONS:

6/30/2021 REVISED PLAN

12/10/2021 REVISED

5/10/2022 REVISED

1307

DATE CREATED: 9-20-2011	
DRAWN BY: C.C.D.	
MAIN LEVEL 497	SHEET: A4.1
UPPER LEVEL 810	
TOTAL FINISHED 1307	
TOTAL UNFINISHED 000	
TOTAL 1307	
GARAGE 407	